THIS INSTRUMENT PREPARED BY CHRISTIAN A. HORSNELL, BARKSDALE, WHALLEY, GILBERT & FRANK, 13th Floor, Third National Bank Bldg. Nashville, Tenn.

Installment Deed

BOOK 5573 PAGE 593

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark C. and Laura B. Aldredge	Same	Map 130-07
(NAME:) 706 Brookhollow Road	(NAME:)	Parcels 48/49
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37205	(STREET ADDRESS)	BM 02950 BM 02955
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and no/100 ($50,000.00) *Dollars, of which* Fourteen Thousand Five Hundred and no/100 ($14,500.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* of Thirty-five Thousand Five Hundred and no/100 ($35,500.00) *Dollars,*

Mark C. Aldredge and wife, Laura B. Aldredge *ha*ve *executed* a promissory note of even date herewith, payable to Nathan Halpern and wife, Ethel Halpern, in the amount of Thirty-Five Thousand, Five Hundred and no/100 Dollars ($35,500.00), payable in two annual installments on March 4 ,1981 and March 4 ,1982, with interest at the rate of Eleven percent (11%) per annum.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Nathan Halpern and wife, Ethel Halpern, (Ethel Halpern and Mrs. Nathan Halpern being the same individual) *have this day bargained and sold, and do hereby transfer and convey unto the said* Mark C. Aldredge and wife, Laura B. Aldredge, their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 185-A and the northerly half of Lot No. 185-B on the Re-subdivision of parts of Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Registers Office, Davidson County, Tennessee.

Said Lot No. 185-A and the northerly half of Lot No. 185-B together front 150 feet on the easterly side of Westview Avenue and extend easterly along parallel lines 300 feet more or less to a dead line in the rear, measuring 150 feet thereon.

Said part of Lot No. 185-B being part of the same property conveyed to Mrs. Nathan Halpern by deed from Royal Oaks Land Company, of record in Book 1224, page 530, Register's Office for Davidson County, Tennessee and said Lot No. 185-A being the same property conveyed to Nathan Halpern and wife, Ethel Halpern, by deed from Royal Oaks Land Company of record in Book 1291, page 642, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 4 day of March 1980

Affiant

My commission expires: October 15, 1983 (Affix Seal)

Notary Public

This is ~~Improved~~ (X) unimproved ( ) property, known as Westview Avenue, Nashville, Tenn. 37205 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mark C. Aldredge and wife, Laura B. Aldredge, their ~~XXXXXX~~ (successors), *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for easements and restrictions of record * we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mark C. Aldredge and wife, Laura B. Aldredge, their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mark C. Aldredge and wife, Laura B. Aldredge, *hereinafter referred to as trustors, hereby transfer and convey unto* Burton Halpern and Christian A. Horsnell, Co-Trustee, *his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ ....., or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

* and 1980 taxes, a lien but not yet due.

Trustors further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear [illegible] *percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.*

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, shall become due and payable at once, without notice, and the said trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the trustee as follows:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "trustors" when used herein shall apply to parties both singular and plural.

Witness ..... *hand* ..... *this* ..... *day of* March 4 ....., 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nathan Halpern

Mark C. Aldredge

Ethel Halpern

Laura B. Aldredge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Christian A. Horsnell, *a Notary Public in and for said County and State,* Mark C. Aldredge and wife, Laura B. Aldredge

*the within named bargainor*S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 4th *day of* March, 1980.

Notary Public

Commission expires October 15, 1983

STATE OF FLORIDA }
COUNTY OF BROWARD }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Nathan Halpern and wife, Ethel Halpern, *with whom I am personally acquainted,*

*the within named bargainor*s, and who acknowledged that they *executed the foregoing instrument for the purpose therein contained,*

Witness my hand and seal, at office in Ft Lauderdale, Fla *this* 22nd *day of* February, 1980

Notary Public

Commission expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 4 1983
BONDED THRU GENERAL INS. UNDERWRITERS

F 79195

RUSH

IDENTIF. REFERENCE

MAR 4 2 46 PM '80

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

6090 '03/04 170.00- CHECK

INSTALLMENT DEED

FROM

TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5573 PAGE 595

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			35500.00- MO	
			130.00 CO TX	
			33.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.00-	
6090A03/04/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 9 1 9 5

IDENTIF. REFERENCE

MAR 4 2 46 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 745284