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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
CLAUDE CALLICOTT, Executor of the
Estate of Fannie Lou Skelton Tatum

TO
CHARLES R. ODLE and WIFE,
IVEY H. ODLE, as tenants in common

For draftsman's use
Prepared by:
Claude Callicott

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Odle et ux (NAME)	(NAME)	Map 115-16
7428 Harrow Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 45
Nashville (CITY) Tn. (STATE) 37221 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 87567

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

MAY 1 11 45 AM 80

DAVIDSON COUNTY, TENN.

REGISTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 80,000.00 Charles R. Odle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1980.

Notary Public

MY COMMISSION EXPIRES: July 17, 1983

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Eighty Thousand Dollars ($80,000.00)

of which $ 20,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note dated May 1, 1980 in the principal sum of $60,000.00 payable to the grantor, bearing interest at the rate of 12% per annum from date, in four annual installments of $15,000.00 each on the principal, with interest on the unpaid balance being due and payable as each installment of principal falls due, that is, on May 1 of each of the years 1981, 1982, 1983, and 1984, with the privilege granted to the grantees to pay said note in full at any time without penalty or to pay any one or more installments on the principal and all accrued interest at any time without penalty

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

I, Claude Callicott, Executor of the Estate of Fannie Lou Skelton Tatum,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Charles R. Odle and wife, Ivey H. Odle, as tenants in common, an undivided one-half interest to each

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson Co., Tennessee, being lot No. 10 on the Map of West Meade Farms, Inc., of Section "A", of record in Book 1424, page 143, Register's Office for said County. Said Lot No. 10 fronts 200 feet on the westerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line, on which it measures 200 feet. Being the same property conveyed to Sam Davis Tatum and wife, Fannie Lou Tatum, by deed from West Meade Farms, Inc. of record in Book 1847, page 166, Register's Office for Davidson Co., Tn. The said parties having since died. The said Sam Davis Tatum having predeceased Fannie Lou Tatum. Said property vested in Claude Callicott, Executor, for purposes of sale, by will of Fannie Lou Skelton Tatum, deceased, of record in Will Book 129, page 681, Probate Court Clerk's Office for Davidson Co., Tn.

This conveyance is made subject to: 1) 1980 taxes assumed by the grantees; 2) restrictive covenants and easements of record in Book 1812, page 411 said Register's Office; 3) plan of record in Book 1424, page 143 said Register's Office which shows an owner's certificate, a 100 ft. minimum building set back line from Jocelyn Hollow Road and a 10 ft. easement along the rear of the lot for public utilities; 4) all applicable zoning regulations.

This is unimproved ( ) improved (X) property, known as 6136 Jocelyn Hollow Road, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 as herein above set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Claude Callicott Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, against loss by fire, wind, etc insured in some reliable fire insurance company or companies for at least the sum of $ 65,000.00 until the notes herein secured are 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 and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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 conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree 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 advise 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 notes 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 the grantees herein, their heirs, 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor. The grantor does not bind himself individually on the covenants of this conveyance.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 1st day of May 1980.

Charles R. Odle — Claude Callicott, Executor of the estate of Fannie Lou Shelton Jatum

Ivey H. Odle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy B. Kropf, a Notary Public in and for said County and State, the within named Claude Callicott, Charles R. Odle, and Ivey H. Odle the 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, Tennessee, this 1st day of May, 1980.

Dorothy B. Kropf, Notary Public.

Commission expires 7/18/83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....

..... of the .....,

the within named bargainor, a corporation, and that ..... he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

80[illegible].00- CO
60[illegible].00- MO
256.00 CO TX
56.00 MO TX
.50 PRFEE
6.00 WDEED
CHECK 272.50-
6396A05/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87567

IDENTIF. REFERENCE

MAY 1 11 45 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 755477