INSTALLMENT DEED

For and in Consideration of the sum of Fifty-Nine Thousand Nine Hundred and NO/100 ($59,900.00) - Dollars, of which Twelve Thousand and NO/100 ($12,000.00) - Dollars, has been paid in cash by Betty S. Mansfield the receipt of which is hereby acknowledged, and for the remainder Forty-Seven Thousand Nine Hundred and NO/100 ($47,900.00) - Dollars, the said Betty S. Mansfield has executed an installment deed note of even date wherein she promises to pay Bishop M. Doss the principal sum of $47,900.00 and annual interest at a rate of Ten and 1/2 percent (10.5%) with monthly payments based on a thirty year amortization schedule but with one lump sum payment for the balance of the unpaid principal due at the end of ten years from this date, but which may be prepaid in full without penalty.

~~all of said notes bearing six per cent interest from date~~, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Bishop M. Doss, widower of Ora Ward Withers Doss, and her sole heir-at-law, has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Betty S. Mansfield, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 60 on the Map of the Oriental Golf Club Subdivision, Section No. 1, not of record, described according to a copy of a survey thereof made December 17, 1938, by Z. J. Wilkinson, Surveyor, as follows: Beginning at a point in the southerly margin of Grandview Drive, the common corner of Lots Nos. 59 and 60; thence with the line between said lots southerly 201.5 feet to a point; thence easterly 75 feet to a point, the corner of Lots Nos. 60 and 61; thence with the line between said lots northerly 201.5 feet to the southerly margin of Grandview Drive; thence with the margin of same westerly 75 feet to the point of beginning.

Being the same property conveyed to Harold C. Withers and wife, Ora Ward Withers as tenants by the entirety by warranty deed from J. Douglas Wright and wife, Willimae Wright of record in Book 1151, page 117, Register's Office of Davidson County, Tennessee; and being the same property passing wholly to the said Ora Ward Withers as the surviving tenant by entirety of Harold C. Withers who died intestate August 29, 1954; and,

Being the same property passing to Bishop M. Doss, widower and sole surviving heir-at-law of his wife, Ora Ward Withers Doss, who died intestate on May 10, 1980, (See Affidavit of Heirship of record in Book 5623, page 619, Register's Office for Davidson County, Tennessee), and records of administration of the estate of Ora Ward Withers Doss in the Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants on said property and the purchaser assumes payment of the 1980 taxes.

This is unimproved ( ) improved (X) property, known as 1107 Grandview Drive, Nashville, Tennessee, 37204
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Betty S. Mansfield, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Betty S. Mansfield, her 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 me in hand paid, We, the said Betty S. Mansfield and husband, John Mansfield, who joins for the purposes stated herein and for conveying all of marital rights, including homestead, do hereby transfer and convey unto Thomas I. Bottorff, 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 Betty S. Mansfield and John Mansfield do hereby 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 at least the sum of $ the maximum insurable amount 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 interst 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 Betty S. Mansfield and John Mansfield 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 trust 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 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 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 Betty S. Mansfield, her 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 Thomas I. Bottorff, Trustee, shall be vested in said successor.

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 Betty S. Mansfield and John Mansfield and Bishop M. Doss hereunto set our hands at Nashville, Tennessee, this the 11th day of July 1980.

Bishop M. Doss
BISHOP M. DOSS

Betty S. Mansfield
BETTY S. MANSFIELD

John C Mansfield
JOHN MANSFIELD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Bishop M. Doss, Betty S. Mansfield and John Mansfield

the bargainors, 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 11th day of July, 1980.

Commission Expires January 15, 1983

Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5625 PAGE 534

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

(over for additional acknowledgements)

F. 9 7. 9 2 4

IDENTIF. REFERENCE

JUL 17 8 57 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FORLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty S. Mansfield (NAME)	SAME (NAME)	118-13
1107 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Thomas I. Bottorff
Attorney at Law
Suite 306
Nashville City Bank & Trust Building
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 59,900.00 Betty S. Mansfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF July 19 80.

Notary Public

MY COMMISSION EXPIRES: January 15, 1983

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5625 PAGE 535

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
			59900.00- CO	
			47900.00- MO	
			155.74 CO TX	
			45.90 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 214.14-	
0007A07/17/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 7. 9 2 4

T
IDENTIF. REFERENCE

JUL 17 8 58 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 768281