THIS INSTRUMENT PREPARED BY:
LUCIEN DALE, ATTORNEY
1406 Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 5661 PAGE 372

INSTALLMENT DEED

For and in Consideration of the sum of Eighteen Thousand and No/100 ($18,000.00)---------- Dollars, of which Thirteen Thousand and No/100 ($13,000.00)---------- Dollars, has been paid in cash by Frank Hunter and wife, Sheliah R. Hunter the receipt of which is hereby acknowledged, and for the remainder Five Thousand and No/100 ($5,000.00)---------- Dollars, the said Frank Hunter and wife, Sheliah R. Hunter have executed one Promissory Note of even date herewith in the amount of $5,000.00, upon which interest is payable annually and principal is due in three (3) years, said note to bear interest at the rate of ten (10%) per cent per annum,

all of said notes bearing ~~XXXXXXXX~~ 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, Oliver H. Dale, hereinafter called the Grantor, has ~~XXXX~~ this day bargained and sold, and does ~~XX~~ hereby transfer and convey unto the said Frank Hunter and wife, Sheliah R. Hunter, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Winston Estates, Section I the plat of which is of record in Book 5210, Page 321, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Stevens Lane located at the intersection of Stevens Lane and the reserved right-of-way for Winston Drive; thence easterly with said margin of Stevens Lane 28.98 feet to a second concrete monument; thence continuing with said margin of Stevens Lane 221.64 feet to a third concrete monument; thence continuing with said margin of said Lane 30.48 feet to the common corner of Lots Nos. 2 and 3; thence south 22° 51' west 291.07 feet to an iron pin marking another common corner of Lots Nos. 2 and 3; thence north 76° 46' west 289.49 feet to a concrete monument in the easterly margin of Winston Drive, (reserved right-of-way); thence with said easterly margin of said Drive northerly 176.86 feet to a concrete monument; thence continuing with said margin of said Drive 158.75 feet to a concrete monument marking the curve of the intersection; thence northeasterly around said curve 35.89 feet to the point of beginning.

Being part of the same property conveyed to Oliver H. Dale by deed from Raymond L. Barrett, Clerk & Master, Chancery Court, Davidson County, Tennessee of record in Book 5553, Page 876, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Stevens Lane, Nashville, Tn. 37218
(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 Frank Hunter and wife, Sheliah R. Hunter, the Grantees, thei 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 Frank Hunter and wife, Sheliah R. Hunter, 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 Frank Hunter and wife, Sheliah R. Hunter

do hereby transfer and convey unto Lucien Dale, 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 Frank Hunter and wife, Sheliah R. Hunter

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 $ 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 Frank Hunter and wife, Sheliah R. Hunter 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 Frank Hunter and wife, Sheliah R. Hunter, their 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 Lucien Dale, 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 Oliver H. Dale & wife, Claudine M.. Dale/and Frank Hunter and wife, Sheliah R. Hunter ~~XXX~~ and

hereunto set our hands at Nashville, Tennessee, this the 7th day of October 19 80

Claudine M. Dale
Wife of Oliver H. Dale

Oliver H. Dale

Frank Hunter

Sheliah R. Hunter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named Oliver H. Dale & wife, Claudine M. Dale /and Frank Hunter and wife, Sheliah R. Hunter

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 7th day of October, 19 80

Martha Shapard Notary Public.

Commission Expires 7-12-82

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 5661 PAGE 375

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)

INSTALLMENT DEED

FROM
OLIVER H. DALE

TO
FRANK HUNTER AND WIFE,
~~SHELIAH R. HUNTER~~

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

G. I. 1-432

IDENTIF. REFERENCE

OCT 7 11 42 AM '80

FELIX Z. TAYLOR - REGISTER
DAVIDSON COUNTY, TENN.

RUSH

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank Hunter and wife, Sheliah R. Hunter (NAME)	Same (NAME)	Map 48
Stevens Lane (2713 Deerfield Drive) 37208 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part Parcel 73
Nashville, Tn. 37218 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	13-D-24545

THIS INSTRUMENT WAS PREPARED BY

LUCIEN DALE, ATTORNEY
1406 Nashville City Bank Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 18,000.00. Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 1980

Martha Shepard
Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5661 PAGE 376

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
			18000.00- CO	
			5000.00- MO	
			46.80 CO TX	
			3.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 62.30-	
6874A10/07/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1-1-432

IDENTIF. REFERENCE

OCT 7 11 42 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 784579