ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Oscar Lane, et ux. (NAME)	Same (NAME)	MAP102
Rt. #2, River Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 34
Nashville, TN 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

BOOK 5665 PAGE 85

FOR AND IN CONSIDERATION OF the sum of Nineteen Hundred Fifty and no/100----- ($1,950.00) DOLLARS

of which $ -0- 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 joint promissory note of even date herewith payable to Nell Williams Scott in the principal sum of $1,950.00, payable $50.00 per month commencing November 1, 1980.

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, Nell Williams Scott

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Oscar Lane and wife, Sylvia Lane.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the southerly margin of the River Road at a point in the same being the corner of the land conveyed to Mary Hicks, by Nell Williams Scott and husband on March 7, 1952, see deed of record in Book 2093, page 118, Register's Office for Davidson County, Tennessee, and which beginning corner is also 105 feet, easterly of the lands of Edd Williams, thence with the southerly margin of said River Road and westerly 105 feet, thence South with said Edd Williams south and with said Edd Williams line which is also the westerly boundary line of this tract of land that is being conveyed by this deed, and 210 feet to a point, being the southerly boundary line of this tract; thence with the southerly boundary line and easterly 105 feet, more or less to the lands of Mary Hicks, thence with the line of said Mary Hicks North 210 feet, more or less, to the southerly margin of said River Road the place of beginning.

This is the same property conveyed by deed of Mary Hicks, a widow, of record in book 3104, page 371, R.O.D.C., Tennessee.

This is improved (X) unimproved ( ) property known as Rt. 2, River Rd., Nashville, TN 37209 (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.

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 H.E. Collins 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, insured in some reliable fire insurance company or companies for at least the sum of $ 1,950.00 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 expresaly 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:

8472 10/16 14.44- CHECK

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.

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 8 day of October 1980.

Nell Williams Scott

His mark (+) Oscar Lane — witness: Robert B Young

His Mark (+) Sylvia Lane — witness: Deera L. Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,950.00

Nell Williams Scott
Affiant

Subscribed and sworn to before me, this the 8 day of October, 1980

My commission expires 4/17/83 (Affix Seal)

Robert B Young
Notary Public

ROBERT B. YOUNG NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar Lane and Sylvia Lane, to me known to be the identical persons who executed the within and foregoing instrument by their mark, in my presence and in the presence of Robert B Young and Deera L. Batey, as witnesses, and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes contained therein set forth; said instrument having been read to them, they being persons unable to read or write.

WITNESS my hand and official seal at Nashville, this 8 day of October, 1980.

Harold E Collins
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-15-82

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the underigned, a Notary Public in and for said County and State, the within named Nell Williams Scott

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

Witness my hand and official seal at Nashville, this 8 day of Oct. 1980

Commission Expires 4-18-82 Harold E Collins Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5665 PAGE 87

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 himself as _____.

Witness my hand and seal, at office in _____ this _____ day of _____, 19____.

Notary Public

Commission Expires _____

This instrument was prepared by:

Richard R. Hedgepath, Attorney, 802-51st Avenue N., Nashville, TN 37209

Name Address

INSTALLMENT DEED

FROM

TO

G. I. 2 7 0 5

RUSH

IDENTIF. REFERENCE

OCT 16 8 30 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5665 PAGE 88

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
			1550.00- CO	
			4.94 CO TX	
			.50 PRFEE	
			9.00 MOEED	
			CHECK	14.44-
8472	A	10/16/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2705

IDENTIF. REFERENCE

Oct 16 8 30 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 786118