This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

J. H. Pittenger, Jr., Conservator

TO

E. Michael Blanton and wife,
Paula M. Blanton

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Michael Blanton and wife, Paula M. Blanton (NAME)	Same (NAME)	Map 131-3
1705 Warfield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 181
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

FEB 27 2 40 PM '81

REGISTER DAVIDSON COUNTY, TENN.

PUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 72,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 1981.

Notary Public

MY COMMISSION EXPIRES: 6-2-81

(AFFIX SEAL)

G31185

FOR AND IN CONSIDERATION OF the sum of Seventy-Two Thousand Five Hundred and 00/100 ($72,500.00) ---------- DOLLARS

of which $7,250.00 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 an Installment Deed Note of even date in the original principal sum of Sixty-Five Thousand Two Hundred Fifty and 00/100 ($65,250.00) Dollars, with interest thereon at eleven and one-half (11 1/2%) percent per annum, payable to the Grantor in thirty-five (35) monthly installments of Six Hundred Forty-Six and 17/100 ($646.17) Dollars and a thirty-sixth (36th) installment of Sixty-Four Thousand Three Hundred Fifty-Eight and 38/100 ($64,358.38) Dollars with interest thereon,

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, J. H. Pittenger, Jr., Conservator for Gladys M. Pittenger,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto E. Michael Blanton and his wife, Paula M. Blanton,

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

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Neil Hunt Subdivision, as of record in Book 974, Page 19, Register's Office for said County.

Said Lot No. 37 fronts 75.15 feet on the southerly side of Warfield Avenue and runs back between parallel lines 225 feet to a dead line, measuring 75.15 feet thereon.

BEING the same property conveyed to Jacob Homer Pittenger and wife, Gladys L. Pittenger, said Jacob Homer Pittenger having since died, by Deed from Willie D. Sanders Sweeney et vir, James B. Sweeney, of record in Book 2393, Page 453, Register's Office for Davidson County, Tennessee.

J. H. Pittenger, Jr., Conservator, having been appointed for Gladys M. Pittenger, being one and the same as Gladys L. Pittenger, Docket No. 66580, in the Probate Court for Davidson County, Tennessee, with this conveyance having been approved by said Probate Court as evidenced by its Order entered the 25th day of February, 1981, in Minute Book 269, Page 802, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1705 Warfield Drive, Nashville, Tennessee,
(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 for 1981 real property taxes which are a lien but not yet due and payable and which the Grantees agree to assume and pay. 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 I. R. Schulman, 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 $ 65,250.00 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.

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.

See attachment.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 19th day of February 19 81.

E. Michael Blanton

Paula M. Blanton

Paula M. Blanton

J. H. Pittenger, Jr., Conservator for Gladys M. Pittenger

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, the within named E. Michael Blanton and wife, Paula M. Blanton, and J. H. Pittenger, Jr., Conservator for Gladys M. Pittenger, 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 19th day of February 1981.

Annie D. Smith, Notary Public.

Commission expires 2-28-81.

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 .

ATTACHMENT TO INSTALLMENT DEED BY AND BETWEEN
J. H. PITTENGER, JR., CONSERVATOR, AND
E. MICHAEL BLANTON AND WIFE, PAULA M. BLANTON,
DATED THE 19TH DAY OF FEBRUARY, 1981

Grantees covenant and agree to maintain adequate insurance on the property conveyed herein in the amount set forth below,* and to name the Conservator, J. H. Pittenger, Jr., Mortgagee, as loss payee thereon, and to provide to the Grantor proof of said insurance, either by delivery of an original insurance policy or a binder thereof to the Grantor herein annually within ten (10) days of the effective date of said policy. Grantees further covenant and agree to provide the Grantor paid receipts for all property taxes as they become due and payable within ten (10) days of the last payment date thereof. Upon default in compliance with the provisions hereof, the indebtedness secured hereby shall become immediately due and owing without notice or demand and the Trustee shall exercise all rights granted hereunder.

Upon the sale, conveyance, or transfer of the property securing the Note, or any interest in such property, without the prior, written consent of the holder of the Note, the obligations evidenced by such Note shall mature and the entire unpaid principal with interest shall become due and payable immediately.

FOR IDENTIFICATION:

E. Michael Blanton

Paula M. Blanton

J. H. Pittenger, Conservator for
Gladys M. Pittenger

*Insurance: $65,250.00

2228 02/27 261.20- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5715 PAGE 565

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
			72500.00- CO	
			65250.00- MO	
			185.50 CO TX	
			63.20 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 261.20-	
2228A02/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 1 8 5

IDENTIF. REFERENCE

FEB 27 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809035