2/27/81

Prepared By:
Harris & Leach PC
2 Music Circle South
Nashville, Tn. 37203

BOOK 5715 PAGE 964

ADDRESS OF NEW OWNER:
SEND TAX BILLS TO:

Ann E. Sutton
Robert Crownover
3801 West End Avenue
Nashville, TN 37205

MAP 92-16
PARCEL 298

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars ($200,000), of which Forty Thousand Dollars ($40,000) has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remaining One Hundred Sixty Thousand Dollars ($160,000), the grantees have executed an installment note, of even date herewith, in the principal amount of One Hundred Sixty Thousand Dollars ($160,000), payable to the order of Florence Crittenton Home and Services, with interest at the rate of thirteen percent (13%) per annum on the unpaid principal balance after the first year, as follows:

DATE	PRINCIPAL	INTEREST	TOTAL PAYMENT
March 1, 1983	$40,000.00	$20,800.00	$60,800.00
March 1, 1984	40,000.00	15,600.00	55,600.00
March 1, 1985	40,000.00	10,400.00	50,400.00
March 1, 1986	40,000.00	5,200.00	45,200.00

and provide for payment of attorneys fees and to secure payment of said indebtedness a lien is hereby expressly retained on the real estate herein conveyed, the grantor, Florence Crittenton Home and Services, has this day bargained and sold and does hereby transfer and convey unto Ann E. Sutton and Robert Crownover, their heirs, representatives and assigns, certain real estate located in Davidson County, Tennessee, more particularly described as follows:

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LAND in Davidson County, Tennessee, being Lots Nos. 181, 182 and 238 on the Plan of O. B. Hayes Small Lots, of record in Plat Book 1, page 81, of the Chancery Court at Nashville, Lot No. 238 being also shown on the Plan of Campbell and Elliott of record in Book 332, page 108, of the Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of 19th Avenue South at the common corner of Lots Nos. 180 and 181 as shown on the plan of record in Plan Book 1, page 81, aforesaid; thence northerly along the easterly margin of 19th Avenue South 106 feet to the southeast intersection of 19th Avenue South and Division Street as shown on the Plan of Campbell and Elliott above mentioned; thence in a northeasterly direction along the southeasterly margin of Division Street 62.5 feet to the common corner of Lots Nos. 238 and 239 on said Campbell and Elliott Plan; thence easterly with the dividing line between said lots, 110 feet to the westerly margin of an alley; thence southerly with the westerly margin of said alley 150 feet to the northeast corner of Lot No. 180 on the Plan of O. B. Hayes Small Lots; thence westerly with the dividing line between said Lots 180 and 181, 154 feet more or less to the point of beginning.

BEING the same property conveyed to Florence Crittenton Home and Services, formerly The Florence Crittenton Mission Home, by deed from Harry S. Avery and Herbert P. Vincent of record in Book 2104, page 293, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances,

estate, title and interest thereto belonging to the said grantees, their heirs, representatives and assigns forever, Florence Crittenton Home and Services covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Florence Crittenton Home and Services further covenants and binds itself, its successors, representatives and assigns to warrant and forever defend the title to said real estate to said grantees, their heirs, representatives and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said indebtedness, and to render unnecessary court proceedings for the enforcement of said lien in the event of nonpayment of the indebtedness as it matures, and for the consideration of One Dollar ($1.00)

paid to Florence Crittenton Home and Services, we, the grantees, Ann E. Sutton and Robert Crownover, do hereby transfer and convey unto Joseph G. Cummings, Trustee, his successors and assigns, the real estate herein described, with the appurtenances, estate, title and interest thereto belonging, upon the following uses and trusts:

The grantees, Ann E. Sutton and Robert Crownover, hereby agree to keep all buildings presently or hereafter erected on said property insured for all risks for at least the outstanding balance of the principal and interest on the installment note, until the note is fully paid, and to have the loss, if any, made payable on the policy or policies to the Trustee for the benefit of the lawful owner and holder of the note, as its interest may appear, and any insurance proceeds paid to the Trustee shall be treated as a payment on the note secured by this lien.

The grantees, Ann E. Sutton and Robert Crownover, further agree, subject to the provisions contained in any lease agreement between the grantors and grantees, to keep the improvements on the property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and to pay and discharge all liens which affect the lien herein retained and to defend and hold harmless the trustee for the title herein conveyed; and in case they fail to do any of these, then the Trustee, or the lawful owner and holder of the note, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest at the rate of thirteen percent (13%) per annum from the date of such payment.

Now, if the grantees, Ann E. Sutton and Robert Crownover, shall pay the installment note when due, according to its terms, and pay taxes, keep up repairs, and keep the premises insured as

provided herein, then this trust conveyance shall be of no further force or effect. But if they shall fail to pay any installment of the note or part thereof, or interest thereon, promptly at maturity, or if they fail to reimburse the Trustee or lawful owner and holder of the note for any sum, with interest, expended by the Trustee or the lawful owner and holder of the note to pay taxes, keep up repairs, or keep the premises insured as herein provided, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of the note, all remaining unpaid indebtedness shall become due and payable at once, without further notice, and the Trustee, or his successors in trust, is hereby authorized and empowered, upon giving twenty (20) days notice by three publications in any newspaper published in Davidson County, Tennessee, to sell the property at the front door of the Courthouse in Davidson County to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, and all other exemptions of every kind, which are hereby expressly waived; and the Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser.

It is agreed by the grantees that the lawful owner and holder of the note may bid at any sale under this trust conveyance. The grantees also agree that the Trustee may at any time after default in the payment of the unpaid indebtedness, enter and take possession of the property, and shall only account for the net rents actually received by him. The grantees further agree that, in the event the Trustee fails before selling the property, 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 the property.

In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

FIRST. To the payment of all costs, charges and expenses of

executing this conveyance and enforcing the 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 the lien; also the expenses of any such litigation.

SECOND. To the payment of all taxes which may be unpaid on the premises.

THIRD. To the payment of the unpaid indebtedness herein secured, and any and all sums expended in the protection of the property as herein authorized.

FOURTH. The residue, if any, will be paid to the grantees, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of the Trustee at any time on action under the foregoing trust may be required, the lawful owner and holder of the 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 Trustee shall be vested in said successor.

Ann E. Crownover, wife of Robert Crownover, joins in this conveyance for the purpose of waiving and releasing to Joseph G. Cummings, Trustee, or his successors in trust, any rights she may have in the above property, especially her marital rights.

IN WITNESS WHEREOF, the parties hereto have set their hands in Nashville, Tennessee, this 27th day of February, 1981.

FLORENCE CRITTENTON HOME & SERVICES

By: Carolyn B. Cate
Title: President

FLORENCE CRITTENTON HOME & SERVICES

By: _____
Title: _____

_____
ANN E. SUTTON

_____
ROBERT CROWNOVER

_____
ANN E. CROWNOVER

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand Dollars ($200,000).

Carolyn B. Cate, President
AFFIANT

Sworn to and subscribed before me
this 27th day of February, 1981.

_____
Notary Public

My Commission Expires:
1/15/83

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

Witness my hand and official seal at Davidson County, Tennessee, this 26th day of Feb, 1981.

_____
Notary Public

My Commission Expires:
12-14-81

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, Ann E. Sutton and Robert Crownover, 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 Davidson County, Tennessee, this 26th day of February, 1981.

Elizabeth L Miller
Notary Public

My Commission Expires:
1/15/83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn B. Cate and Suzanne D. Svensson, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Treasurer, respectively of the Florence Crittenton Home and Services, the within named bargainor, a corporation, and that they as such President and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carolyn B. Cate as such President, and attesting the same by the said Suzanne D. Svensson as such Treasurer.

Witness my hand and official seal at office at Davidson County, Tennessee on this the 27th day of February, 1981.

Elizabeth L. Miller
Notary Public

My Commission Expires:
2/12/83

631319

IDENTIF. REFERENCE

MAR 2 9 48 AM '81

FILED FOR RECORD REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5715 PAGE 971

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
			200000.00-	CO
			160000.00-	MO
			520.00	CO TX
			156.00	MO TX
			.50	PRFEE
			21.00	WDEED
			CHECK	699.50-
2379A	03/02/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G31319

IDENTIF. REFERENCE

MAR 2 9 48 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809178