INSTALLMENT DEED

For and in Consideration of the sum of Nine Thousand and No/100 ($9,000.00) ---------- Dollars,

of which Five Hundred and No/100 ($500.00) ---------- Dollars,

has been paid in cash by Andrew Tant and wife, Louada Tant,

the receipt of which is hereby acknowledged, and for the remainder Eight Thousand Five Hundred and No/100 ($8,500.00) ---------- Dollars,

the said Andrew Tant and wife, Louada Tant, have executed a promissory note of even date herewith payable to James D. Niedergeses, Bishop of the Roman Catholic Diocese and his successors in office, for Father Ryan High School, Nashville, Tennessee, in 60 equal installments, including principal and interest, beginning March 1, 1981, said monthly installments to be in the amount of $ 180.60 ,

all of said notes bearing ten (10%) 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, James D. Niedergeses, Bishop of the Roman Catholic Diocese and his successors in office, for Father Ryan High School, have this day bargained and sold, and do hereby transfer and convey unto the said Andrew Tant and wife, Louada Tant, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at a sycamore tree on the western bank of Little Marrowbone Creek; and running thence northwardly with what was formerly Mrs. Harriet Davis' line to a small branch and sycamore; thence southeastwardly to a sycamore; and thence westwardly to the beginning, containing 5 acres, more or less.

Being the same property conveyed to James D. Niedergeses, Bishop of the Roman Catholic Diocese of Nashville, by quitclaim deed of record in Book 5697, Page 557, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (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 Andrew Tant and wife, Louada Tant, their 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 Andrew Tant and wife, Louada Tant, 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 Andrew Tant and wife, Louada Tant,

do hereby transfer and convey unto L. Gino Marchetti, Jr., 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 Andrew Tant and wife, Louada Tant,

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 Andrew Tant and wife, Louada Tant, 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 Andrew Tant and wife, Louada Tant, 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 L. Gino Marchetti, Jr., 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 Andrew Tant and wife, Louada Tant, and hereunto set our hands at Nashville, Tennessee, this the 23 day of Jan 1981

Andrew Tant
ANDREW TANT

Louada Tant
LOUADA TANT

+ Ernest D. Niedergeses
JAMES D. NIEDERGESES

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Tant and wife, Louada Tant,

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 23rd day of January, 1981

Commission Expires 2-18-82

L. Gino Marchetti, Notary Public.

STATE OF TENNESSEE
Davidson **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Niedergeses

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

Witness my hand and official seal at Nashville Tennessee this 21 day of January, 1981

Commission Expires July 17, 1981

Mary E. Frederick, Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5721 PAGE 198

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)

G3315'9

IDENTIF. REFERENCE

MAR 13 3 07 PM '81

FELIX A. ... SR. REGISTER
DAVIDSON COUNTY, TENN.

SHVILLE

INSTALLMENT DEED

FROM

JAMES D. NIEDERGESE, BISHOP FOR

THE ROMAN CATHOLIC DIOCESE OF NA

TO

ANDREW TANT and wife, LOUADA

TANT

Attorneys Title Company

Tides Guaranteed

NASHVILLE, TENN.

YOKLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Tant, et ux (NAME)	Same (NAME)	Map 45
Rt. 3, Box 305 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 4 & 2
Ashland City, TN 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

L. Gino Marchetti, Jr.
300 James Robertson Parkway
Nashville, TN 37015
Fil Box 43

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1981

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5721 PAGE 199

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
		9000.00-	CO	
		8500.00-	MO	
		23.40	CO TX	
		6.50	MO TX	
		.50	PRFEE	
		12.00	WDEED	
			CHECK	42.40-
4879A	03/13/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 3 1 5 9

IDENTIF. REFERENCE

MAR 13 3 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811592