INSTALLMENT DEED

For and in Consideration of the sum of ELEVEN THOUSAND AND 00/100 ($11,000.00) ---------- Dollars,

of which Five Thousand and 00/100 ($5,000.00) ---------- Dollars,

has been paid in cash by ROGER D. LAWSON and JIMMY D. LAWSON

the receipt of which is hereby acknowledged, and for the remainder Six Thousand and 00/100 ($6,000.00) ---------- Dollars,

the said ROGER D. LAWSON and JIMMY D. LAWSON have executed their Installment Deed Note of even date herewith in the sum of Six Thousand and 00/100 ($6,000.00) Dollars, with no interest to be charged or payable thereon, payable to the order of Henry Driver and wife, Josephine Driver, in twelve (12) monthly installments as follows: On or before the 23rd day of May, 1981, the sum of Five Hundred Dollars ($500.00), and the same sum on or before the 23rd day of each succeeding month thereafter, with the last installment being due on or before the 23rd day of April, 1982; together with the conditions contained therein,

~~and of said notes bearing six percent 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, we, HENRY DRIVER and wife, JOSEPHINE DRIVER, have this day bargained and sold, and do hereby transfer and convey unto the said ROGER D. LAWSON and JIMMY D. LAWSON, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the South 51 feet 10-1/2 inches of the North 103 feet 9 inches of Lot No. 12 on the Map of Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office for said County.

Said part of said lot fronts 51 feet 10-1/2 inches on the westerly side of 23rd Avenue, North, and runs back between parallel lines, parallel to and 51 feet 10-1/2 inches south of Osage Street, 210 feet to a dead line.

BEING the same property conveyed to Henry Driver and wife, Josephine Driver, by deed from Phil Cohen and wife, Sara K. Cohen, dated February 1, 1956, recorded in Book 2493, page 124, in the Register's Office for Davidson County, Tennessee.

Subject to an easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4040, page 405, Register's Office of said County.

Grantors covenant and agree to pay the 1981 Metro real property taxes.

1023 23rd Avenue, North Nashville, TN

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said ROGER D. LAWSON and JIMMY D. LAWSON, 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 said real estate to said ROGER D. LAWSON and JIMMY D. LAWSON, 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 ROGER D. LAWSON and JIMMY D. LAWSON

do hereby transfer and convey unto GARY D. COPAS, 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 ROGER D. LAWSON and JIMMY D. LAWSON

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 $ fair insurable value 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 ROGER D. LAWSON and JIMMY D. LAWSON 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; if 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 Roger D. Lawson and Jimmy D. Lawson, 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 Gary D. Copas, 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 HENRY DRIVER and wife, JOSEPHINE DRIVER, and ROGER D. LAWSON and JIMMY D. LAWSON hereunto set our hands at Nashville, Tennessee, this the 23rd day of April 19 81

Henry Driver

Josephine Driver

Roger D. Lawson

Jimmy D. Lawson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY DRIVER and wife, JOSEPHINE DRIVER, and ROGER D. LAWSON and JIMMY D. LAWSON,

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 April, 19 81

Commission Expires Jan. 20, 1985, Notary Public.

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 5743 PAGE 734

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
HENRY DRIVER et ux

TO
ROGER D. LAWSON and
JIMMY D. LAWSON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G. 4. 1. 3 3. 0

IDENTIF. REFERENCE

RUSH

MAY 11 2 49 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger D. Lawson (NAME)	Same address (NAME)	81-10
1663 23rd Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	p.c. 350
Nashville, Tenn. 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	SDA 11795

THIS INSTRUMENT WAS PREPARED BY
MacFARLAND, COPAS & HAMILTON
P. O. Box 830
108 North Greenwood Street
Lebanon, TN 37087

STATE OF TENNESSEE (
COUNTY OF DAVIDSON (

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5743 PAGE 735

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
			[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 1-3 3 0

IDENTIF. REFERENCE

MAY 11 2 49 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 821425