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This Form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED**

Form No. WD - 4

**FROM**
SARAH FITZGERALD GEISTMAN

**TO**
L. R. BRADFORD

For draftsman's use

J. M. GRISSIM, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| L. R. Bradford (NAME) | SAME (NAME) | 92-11-113 |
| 4809 Belmont Park Terrace (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

342912

IDENTIFICATION REFERENCE

MAY 22 10 01 AM '81

FILED & RECORDED IN OFFICIAL RECORDS DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$70,000.00 J. M. Grissim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1981.

Theresa Mitchell
Notary Public

MY COMMISSION EXPIRES: Jan 26, 1984

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY THOUSAND and no/100 ($70,000.00) DOLLARS

of which $15,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his Installment Deed Note in the amount of $55,000.00, payable to Sarah Fitzgerald Geistman, payable as follows: The sum of $27,500.00 on December 5, 1981, and the sum of $27,500.00 on January 5, 1982. Said Note shall bear no interest;

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,

Sarah Fitzgerald Geistman,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey ~~unto~~ a one-half (1/2) undivided interest to L. R. Bradford,

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE LEGAL DESCRIPTION.

Aileen M. Bradford, wife of L. R. Bradford, the grantee herein, joins in this conveyance for the purpose of conveying all of her right, title and interest she may have in the property herein described and conveyed.

Grantee assumes and agrees to pay the 1981 real estate taxes.

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 J. M. Grissim 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 $55,000.00 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.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 15th day of May 1981.

Sarah Fitzgerald Geistman
Sarah Fitzgerald Geistman

Aileen M. Bradford
Aileen M. Bradford

L. R. Bradford
L. R. Bradford

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 Sarah Fitzgerald Geistman

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, Tennessee, Tennessee, this 15th day of May, 1981.

William H. [illegible], Notary Public.

Commission expires October 18, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L. R. Bradford and wife, Aileen M. Bradford,

with whom I am personally acquainted, and who, upon oath, acknowledged xxxxxx

xxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx that they

xxxxxxxxxxxxxxxxxxx executed the foregoing instrument for the purpose therein contained, xxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and seal, at office in Nashville, Tennessee

this 15th day of May, 1981

[illegible], Notary Public

Commission expires Feb. 26, 1984

EXHIBIT "A"

Being the northerly part of Lot No. 2 and all of Lots Nos. 3 to 9 inclusive on F. B. Fogg's Plan of Lots, as of record in Book No. 9, page 229, Register's Office for said County, Lots Nos. 1 to 6 inclusive and the northerly part of Lot No.7 on Campbell's Plan of Eight Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, also 26-1/2 feet immediately east of and adjoining said Lot No. 9 on F. B. Fogg's Plan of lots, described together as follows:

BEGINNING on the easterly margin of Fourth Avenue South, formerly Cherry Street, at a point 35 feet, more or less, north of the northerly margin of Elm Street, being the northwest corner of what was formerly the John Brien property; thence with the easterly margin of Fourth Avenue South, northwardly 234-1/2 feet, more or less, to the southwest corner of the "John Brandon" Lot; thence with said Brandon's southerly line, eastwardly 87 feet to his southeast corner, continuing in the same direction 52-1/2 feet, more or less, in all 139-1/2 feet, more or less, to the westerly margin of Guard Alley; thence with said alley, southwardly 234-1/2 feet, more or less, to the northerly line of said John Brien property; thence with said line westwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to E. L. Geistman, a 1/2 undivided interest, and L. R. Bradford, a 1/2 undivided interest, by deed from E. L. Geistman and L. R. Bradford, d/b/a E. L. Geistman & Co., a partnership, as of record in Book 1553, page 199, and to Sarah Fitzgerald Geistman, a 1/2 undivided interest, by deed from E. L. Geistman, as of record in Book 2538, page 282, Register's Office for Davidson County, Tennessee.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5748 PAGE 165

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 70[illegible].30- CO | |
| | | | 550[illegible].00- MO | |
| | | | 162.00 CO TX | |
| | | | 53.00 MO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDED | |
| | | | CHECK 244.50- | |
| 7121A05/23/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIFICATION
MAY 22 10 01 AM '81
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 823352