INSTALLMENT DEED

For and in Consideration of the sum of $35,000.00

Thirty Five Thousand and 00/100 ($35,000.00) Dollars,

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

has been paid in cash by Dennis C. Roberson and Dennis H. Roberson

the receipt of which is hereby acknowledged, and for the remainder of $30,000.00

Thirty Thousand and 00/100 ($30,000.00) Dollars,

the said Dennis C. Roberson and Dennis H. Roberson have executed an Installment Deed Note of even date herewith in the principal sum of $30,000.00) payable to Emma Ruth McDonald in 240 monthly installments as follows: Beginning on the 1st day of June, 1981, the sum of Three Hundred Thirty and 33/100 ($330.33) Dollars and a like amount on the 1st day of each succeeding month, the last installment for the sum of Three Hundred Twenty Seven and 06/100 ($327.06) being due on the 1st day of May, 2001. Said monthly installments are to be applied to interest at the rate of 12% per annum on the principal balance due from time to time and the balance of said payments to be applied to the principal.

all of said notes bearing twelve 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, I, Emma Ruth Wilhoite McDonald

have this day bargained and sold, and do hereby transfer and convey unto the said Dennis C. Roberson and Dennis H. Roberson their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 199 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning at a point which is the southwest corner of the intersection of McChesney Avenue and Kennedy Avenue; thence westerly with the southerly margin of McChesney Avenue, 161 feet, more or less, to the northeasterly corner of the westerly 50 feet of said Lot No. 199 which was conveyed to Maggie Lou English by deed from Maurice Gilbert of record in Book 1227, page 245, said Register's Office; thence southwardly with the easterly line of said English property, 205 feet more or less to a point in the northerly line of Lot No. 153 on said plan; thence eastwardly with said line of said Lot No. 153, 10.5 feet more or less, to a point in the northwesterly margin of Kennedy Avenue thence northeastwardly with said margin of Kennedy Avenue, 205 feet, more or less to the point of beginning.

Being property conveyed to Emma Ruth Wilhoite, by deed from S. C. Dorris, unmarried, of record in Book 796, page 9, Register's Office for Davidson County, Tennessee. The said Emma Ruth Wilhoite is now Emma Ruth Wilhoite.McDonald.

This is unimproved ( ) improved (X) property, known as 1326 McChesney Ave. Nashville, Tenn. 37216
(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 Dennis C. Roberson and Dennis H. Roberson, 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 my heirs and representatives, to warrant and forever defend the title to said real estate to said Dennis C. Roberson and Dennis H. Roberson, 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 Dennis C. Roberson and Dennis H. Roberson

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do hereby transfer and convey unto John T. Blankenship, 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 Dennis C. Roberson and Dennis H. Roberson 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 $ 30,000.00 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 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 Dennis C. Roberson and Dennis H. Roberson 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 Dennis C. Roberson and Dennis H. Roberson 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 John T. Blankenship, 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 Emma Ruth Wilhoite McDonald and Dennis C. Roberson and Dennis H. Roberson hereunto set our hands at Nashville, Tennessee, this the 29th day of April 1981

Emma Ruth Wilhoite McDonald

Dennis C. Roberson

Dennis H. Roberson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Emma Ruth Wilhoite McDonald and Dennis C. Roberson and Dennis H. Roberson

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 29th day of April, 1981

Paul G. Blankenship, Notary Public.

Commission Expires July 21, 1984.

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 5750 PAGE 815

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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 43891

RUSH

IDENTIF. REFERENCE

MAY 29 1 15 PM '81

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis C.Roberson et al (NAME)	Dennis C. Roberson, et al (NAME)	Map 72-3
1059 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	1059 Trinity Lane (STREET ADDRESS)	Parcel 163
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	15DZ 10530

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 Dennis C. Roberson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1981

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: July 21, 1984
(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5750 PAGE 816

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
			350[illegible].00-	CO
			300[illegible].00-	MO
			91.00	CO TX
			26.00	MO TX
			.50	PRFEE
			12.00	MORTGD
			CHECK	131.50-
8333A05/29/81			PAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 3 8 9 1

IDENTIF. REFERENCE

MAY 29 1 15 PM '81

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 824528