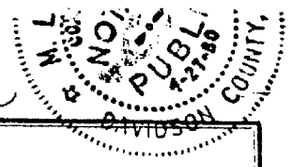
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DRUID DR. 119-10-139 SS
Hunley Dr. 50-16-1 SS
Dunmore Dr. 96-10-223 SS



INSTALLMENT DEED

For and in Consideration of the sum of Ninety Thousand---------- Dollars,

of which Forty-Five Hundred ($4,500.00)---------- Dollars,

has been paid in cash by E. Mark Turner

the receipt of which is hereby acknowledged, and for the remainder Eighty Five Thousand Five Hundred------($85,500.00)---------- Dollars,

the said E. Mark Turner has executed his one promissory note of even date herewith in the principal sum of $85,500.00, payable to the order of Robert L. Canady and wife, Marjorie G. Canady, bearing interest as follows: August 1, 1981 thru July 31, 1982 at 10% per annum; August 1, 1982 thru July 31, 1983 at 11% per annum, August 1, 1983 thru final payment at 12% per annum; payable as follows:Sept. 1, 1981 thru August 1, 1982, interest only; September 1, 1982 thru August 1, 1983, interest only; Sept.1,1983 through final payment $879.95 per month, including both principal and interest.

In addition thereto grantee or assigns shall pay a monthly sum equal to 1/12th of the annual hazard insurance premium and 1/12th of the annual realty taxes, to be held in escrow by note holder for payment when due.

A late charge in the sum of 5% will be charged and paid on any monthly payments not paid and received by note holder on or before the 10th day of the month within which due.

all of said notes bearing six 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, Robert L Canady and wife, Marjorie G Canady

have this day bargained and sold, and do hereby transfer and convey unto the said E Mark Turner, an unmarried person, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

PARCEL I - Being Lot No. 53 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.
Said Lot No. 53 fronts 75 feet on the easterly side of Druid Drive and runs back between lines, 149 feet on the northerly line, 148 feet on the southerly line to a dead line in the rear on which it measures 75 feet.
Being the same property conveyed to Robert L. Canady and wife, Marjorie G. Canady, by deed from S.K.Grayson and wife, Frances E. Grayson, of record in Book 5436, page 807, Register's Office for Davidson County, Tennessee.

PARCEL II - Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Skyview, as of record in Book 2331, pages 54 & 55, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the easterly margin of Hunley Drive at the common corner of Lots 58 and 59, thence northerly with said drive 213.6 feet, northeasterly 39.3 feet to a point in the southerly margin of Vailview Drive; thence easterly with said margin of Vailview Drive 220 feet to a point; thence southerly 223 feet to a point, said point being the sommon rear corner of Lots Nos. 58 and 59; thence westerly with the line between the said lots 245 feet to the point of beginning.
Being the same property conveyed to Robert L. Canady and wife, Marjorie G.Canady,by deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 5436, page 813, Register's Office for Davidson County, Tennessee.

PARCEL III - Being Lot No. 378, on Plan of Clover Hill Section 7, as of record in Book 2133, page 92, Register's Office for said County.
Said Lot No. 378 fronts 75 feet on the south side of Dunmore Drive and runs back 211.7 feet on the west line and 208.5 feet on the east line to a dead line which is a broken line on which it measures 70 feet.
Being the same property conveyed to Robert L. Canady and wife, Marjorie G.Canady,by deed from S.K. Grayson and wife, Frances E.Grayson,of record in Book 5436, Page 810, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to deeds of trust of record in B. 2384, P. 165; B. 2571 P. 481 and B. 4748 P. 819 R.O.D.C., Tenn., not assumed by grantees, which grantors agree to pay in accordance with the terms therein and the Vendors Lien herein created is subordinated thereto and the above described liens are encompassed by and embraced within the Vendors Lien herein created.

	2718	Druid Drive	Nashville, Tenn.37211
	3408	Hunley Drive	Nashville, Tenn. 37207
unimproved ( ) This is improved ( ) property, known as	2915	Dunmore Drive	Nashville, Tenn.37214
	(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 E Mark Turner his 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said E. Mark Turner his 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, I, the said E. Mark Turner

do hereby transfer and convey unto S. K. Grayson, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said E. Mark Turner

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 $ Ins. Int. 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.

I 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 I 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 I, the said E. Mark Turner 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 I 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; I 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. I 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. I 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 E. Mark Turner 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 S. K. Grayson, 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 Robert L. Canady, Marjorie G. Canady and E. Mark Turner hereunto set our hands at Nashville, Tennessee, this the 1st day of AUGUST 1981

Robert L. Canady

Robert L. Canady

Marjorie G. Canady

Marjorie G. Canady

E. Mark Turner

E. Mark Turner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M.L.RANDALL, a Notary Public in and for said County and State, the within named Robert L. Canady and wife, Marjorie G. Canady, and E. Mark Turner,

the bargainors, 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 Nashville, Tennessee, this 1st day of August, 1981

M. L. Randall
Notary Public

Commission Expires 4/22/84

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 }

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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)

G55748

IDENTIFICATION REFERENCE

AUG 18 3 54 PM '81

FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

PUSH

INSTALLMENT DEED

FROM
Robert L. Canady, et ux,

TO
E. Mark Turner

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L Canady et ux (NAME)	Parcel-#1-J.K. Grayson-504 Stahlman Bldg. Nashville TN (NAME)	
c/o General Realty Co. (STREET ADDRESS OR ROUTE NUMBER)	Parcel-#2 & #3-TVB Mtg Co. (STREET ADDRESS)	
Stahlman Building Nashville Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Commerce Union Bank (CITY) Nashville TN (STATE)	

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney
529 Stahlman Building
Nashville, Tenn. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$90,000.00 E. Mark Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF Aug 1981

M. L. Rawlings
Notary Public

MY COMMISSION EXPIRES: 4/2 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			90000.00-	CO
			65500.00-	MO
			234.00	CO TX
			83.50	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	330.00-
2979	A	08/18/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65574 8

IDENTIF. REFERENCE

AUG 18 3 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838651