This Instrument Prepared By:
Jack F. King, Jr., Attorney
TRABUE, STURDIVANT & DeWITT
26th Floor, L & C Tower
Nashville, Tennessee 37219

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9204

08/24 414.50- CHECK

INSTALLMENT DEED

Address New Owner As Follows:	Send Tax Bills to:	Map Parcel Numbers:
John Alden Rodgers 115 Vossland Drive Nashville, Tennessee 37205	Same	Map 129-4 Parcel No. 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

John Alden Rodgers
Affiant

Sworn to and subscribed before me,
this 20th day of August, 1981.

Notary Public

My commission expires: 7-21-84 .

PURSUANT TO DECREE of the Sixth Circuit Court for Davidson County, Tennessee, entered March 31, 1981, in Civil Action No. 80D-862, entitled Lucile Meachum Mellinger Rodgers v. John Alden Rodgers, and the sum of Forty Thousand ($40,000.00) Dollars, for which John Alden Rodgers has executed a promissory note in the principal amount of $40,000.00, with interest from the date of said note at the rate of 12% per annum on the balance remaining from time to time unpaid, payable to Lucile Mellinger Rodgers as follows: interest only shall be paid on September 1, 1981 in the amount of $2,013.33, and thereafter principal and interest shall be payable in monthly installments of Eight Hundred Eighty-Nine and 78/100 ($889.78) Dollars each, commencing on the first day of October, 1981 and continuing on the first day of each month thereafter until the principal and interest are fully paid, payable according to the tenor of said note; and to secure the payment of said indebtedness, principal and interest, a lien is expressly retained on the land herein conveyed, LUCILE MELLINGER RODGERS, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said JOHN ALDEN RODGERS, Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Revised Plan of a portion of Harding Woods, as of record in Book 2854, page 130, Register's Office for said County.

Said Lot No. 4 fronts 182.3 feet on the southwesterly side of Vossland Drive and extends back between lines, 292.6 feet on the northwesterly line and 292.7 feet on the southeasterly line to a dead line in the rear on which it measures 182.3 feet. Being the same property conveyed to Lucile Mellinger Rodgers by deed from Sample Investment Company, Inc., by deed of record in Book 3577, page 73, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2998, page 498, and in Book 3130, page 627, said Register's Office, and 1981 real estate taxes.

This is improved property known as 115 Vossland Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Said Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for said restrictions and 1981 real estate taxes, which Grantee hereby expressly assumes and agrees to pay.

Said Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, said Grantee hereby transfers and conveys unto WARD DeWITT, JR., TRUSTEE, his successors and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Now, if said Grantee shall pay said indebtedness when due, according to its terms, then this trust conveyance shall be of no further force or effect. But if said indebtedness is not paid at maturity on September 1, 1986, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, or if otherwise ordered by said Sixth Circuit Court of Davidson County, Tennessee, all unpaid indebtedness shall become due and payable and 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; and the 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. 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 attorneys' 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 principal and interest herein secured;

3rd: The balance will be paid to Grantee, his order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness 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 above named Trustee shall be vested in said successor.

IN WITNESS WHEREOF, the parties to this instrument have signed their names on this the 31st day of March, 1981.

G56653

IDENTIFICATION REFERENCE

AUG 24 9 36 AM '81

FELIX ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Lucile Mellinger Rodgers
LUCILE MELLINGER RODGERS

John Alden Rodgers
JOHN ALDEN RODGERS

STATE OF Texas)
COUNTY OF Harris)

NOTARY PUBLIC STATE OF TEXAS

Personally appeared before me, John H. Monroe Jr, a Notary Public in and for said County and State, Lucile Mellinger Rodgers, the within named 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 Houston, Texas, this 31 day of March, 1981.

John H. Monroe Jr
Notary Public

My commission expires: December 31, 1984.

JOHN H MONROE, JR
Notary Public, State of Texas
My Commission Expires Dec 31 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen W. Free, a Notary Public in and for said County and State, John Alden Rodgers, the within named 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, TN, this 20th day of August, 1981.

Karen W. Free
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-21-84.

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
			140000.00- CO	
			40000.00- MO	
			364.00 CO TX	
			38.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	414.50-
4026A	08/24/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G56653

IDENTIF. REFERENCE

AUG 24 9 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 839665