INSTALLMENT DEED

For and in Consideration of the sum of FIFTY THOUSAND AND NO/100---------- ($50,000.00)----------Dollars, of which SIXTEEN THOUSAND SIX HUNDRED SIXTY SIX AND 66/100 ($16,666.66) Dollars, has been paid in cash by N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser the receipt of which is hereby acknowledged, and for the remainder of THIRTY-THREE THOUSAND THREE HUNDRED THIRTY THREE AND 34/100 ($33,333.34)----------Dollars, the said N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser have executed their one promissory note of even date herewith in the principal sum of $33,333.34, payable to the order of Edwin H. Jones and wife, Wilma Jones, in sixty monthly installments of $644.43 each, which includes interest at the rate of six percent (6%) per annum, beginning September 1st, , 1981,

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, Edwin H. Jones and wife, Wilma Jones have this day bargained and sold, and do hereby transfer and convey unto the said N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 36 and 37 on the Map of John W. Morton's 1st addition of Vine Hill of record in Book 161, Page 12, Register's Office for said county, to which plan reference is here made for a more complete description.

Being the same property conveyed to Edwin H. Jones and wife, Wilma Jones, by deed from Bettie Pauline Lewis, as surviving widow, of record in Book 4189, Page 87, Register's Office for said county.

This is unimproved ( ) improved (XX) property known as 512-514 (House Number) Benton Avenue (Street), Nashville (P. O. Address), Tennessee (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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser 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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser, 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 in hand paid, we, the said N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser do hereby transfer and convey unto Leno E. Fitzgerald, 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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser 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 $max. 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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser 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 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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser, their 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 Leno E. Fitzgerald, 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 N. Lance Alletzhauser and wife, Carolyn K. Alletzhauser and Edwin H. Jones and wife, Wilma Jones hereunto set our hands at Nashville, Tennessee, this the 27th day of August 1981

N. Lance Alletzhauser

N. Lance Alletzhauser

Carolyn K. Alletzhauser

Carolyn K. Alletzhauser

Edwin H. Jones

Edwin H. Jones

Wilma Jones

Wilma Jones

(E. H. Jones)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John U. Wilson, a Notary Public in and for said County and State, the within named N. LANCE ALLETZHAUSER AND WIFE, CAROLYN K. ALLETZHAUSER

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 27th day of August, 1981

Commission Expires 7-21-85

John U Wilson, Notary Public.

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, John U. Wilson, a Notary Public in and for said County and State, the within named Edwin H. Jones and wife, Wilma Jones

the bargainer, 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 27th day of August, 1981

Commission Expires 7-21-85

John U Wilson, Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5788 PAGE 275

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

EDWIN H. JONES AND WIFE,

WILMA JONES

TO

N. LANCE ALLETZHAUSER AND WIFE, CAROLYN K. ALLETZHAUSER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 5 7 5 1 [illegible]

IDENTIF. REFERENCE

AUG 27 10 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. Lance Alletzhauser (NAME)	Same (NAME)	6DA22140
512 Benton Avenue (STREET ADDRESS OR ROUTE NUMBER)	144-2nd Avenue, N. (STREET ADDRESS)	6DA 22145
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

GULLETT, SANFORD & ROBINSON
230 - 4th Avenue, North
Nashville, Tenn. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50,000.00 Edwin H. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 81.

Notary Public

MY COMMISSION EXPIRES: 7-21-85

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5788 PAGE 276

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
			50[illegible].00- CO	
			3[illegible].34- MO	
			130.00 CO TX	
			31.30 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	173.30-
			5040AC 8/27/61 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 7 5 1 1 [illegible]

IDENTIF. REFERENCE

AUG 27 10 39 AM '61

REGISTER
DAVIDSON COUNTY, TENN.

No. 840648