Box 21

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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Ezell Dickerson and wife,
Mildred Dickerson

TO

Nathan William Holbrook
and Anna Marie Wilee

For draftsman's use

1400 American Trust Building
Nashville, Tennessee 37201

This instrument prepared by:
[illegible] Attorney
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N.W. Holbrook & A.M. Wilee (NAME)	Same (NAME)	51-1
1017 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39.1
Nashville, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

RECEIVED FOR REFERENCE
OCT 7 10 05 AM '81
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,500.00 [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 81.

Terry L. Campbell
Notary Public at Large

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

662898

FOR AND IN CONSIDERATION OF the sum of

------ Thirty-Eight Thousand Five Hundred and no/100--------- DOLLARS

of which $1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have given two notes of even date--one in the amount of Four Thousand Dollars ($4,000.00) and one in the amount of Thirty-Three Thousand Five Hundred Dollars ($33,500.00) payable to the Grantors as therein specified.

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,

Ezell Dickerson and wife, Mildred Dickerson

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Nathan William Holbrook and Anna Marie Wilee, each for life with the remainder interest in the survivor of them.

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

(COPY ATTACHED)

This conveyance is subject to a life estate of Thelma Williams in Unit Number One of the subject property. The Grantors agree that they will pay the taxes and insurance and the maintenance on said property without reimbursement from the said Thelma Williams. The cost of utilities for subject Unit Number One will be paid by Thelma Williams.

This is unimproved ( ) improved (X) property, known as 1017 (House Number) Due West (Street) Avenue Nashville, (P. O. Address) TN (City or Town) 37115 (Postal Zone)

1682
10/7/81 145.10 CHECK

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 Hunter Short 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 Insurable 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 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 5th day of October 1981.

Nathan William Holbrook — Ezell Dickerson

Anna Marie Wilee — Mildred Dickerson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Terry K. Campbell, a Notary Public in and for said County and State, the within named Ezell Dickerson, Mildred Dickerson, Nathan William Holbrook and Anna Marie Wilee 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 5th day of October, 1981.

Terry K Campbell, Notary Public at Large

Commission Expires 4-22-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am 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 .....

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two Tracts of Land in Davidson County, Tennessee, being a part of Lot No. 69 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee not of record, but platted according to a survey made by H. R. Swann, Jr., Surveyor, April 20, 1947.

TRACT NO. 1: Beginning at a point on the southerly side of Due West Avenue, said point of beginning being a common corner of Lots 69 and 70 in said unrecorded subdivision; thence with the southerly line of Due West Avenue 100 feet to a point; thence southwardly and parallel to the dividing line between Lots 69 and 70, 250 feet to a point; thence westwardly and parallel to the southerly margin of Due West Avenue, 100 feet to a point in the dividing line between Lots 69 and 70; thence northwardly with the dividing line between Lots 69 and 70, 250 feet to the point of beginning.

BEING the same property conveyed to Ezell Dickerson and wife, Mildred Dickerson by deed from J. P. Hartman and wife, Mildred S. Hartman of record in Book 4644, page 273 Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Beginning at a point in the dividing line between Lots 69 and 70, 250 feet southwardly from the southerly margin of Due West Avenue; thence southwardly with the dividing line between Lots 69 and 70, 50 feet to a point; thence westwardly and parallel to the southerly margin of Due West Avenue, 100 feet to a point; thence northwardly and parallel to the dividing line between Lots 68 and 69, 50 feet to a point, a corner of the property conveyed to Ezell Dickerson and wife, of record in Book 4644, page 273 said Register's Office; thence eastwardly and parallel to the southerly margin of Due West Avenue, 100 feet with Dickerson's rear line to the point of beginning.

BEING the same property conveyed to Ezell Dickerson and wife, Mildred Dickerson by deed from J. P. Hartman and wife, Mildred S. Hartman of record in Book 4644, page 273 Register's Office for Davidson County, Tennessee.

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
			38500.00-	CO
			3750 .00-	MO
			10[illegible].10	CO TX
			56.80	MO TX
			.50	PRFEE
			5.00	MORTG
			CHECK	145.10-
			16[illegible]/07/81 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

662898

IDENTIFICATION REFERENCE

OCT 7 10 05 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 847032