INSTALLMENT DEED

For and in Consideration of the sum of One Hundred Sixteen Thousand and No/100 ($116,000.00) - Dollars, of which One Hundred Two Thousand and No/100 ($102,000.00) - - - - - Dollars, has been paid in cash by Benjamin Grant Page, Jr., and Elizabeth Robinson Page the receipt of which is hereby acknowledged, and for the remainder in the amount of Fourteen Thousand and No/100 ($14,000.00) - - - - - - - - - - - - - Dollars, the said Benjamin Grant Page, Jr., and Elizabeth Robinson Page have executed a promissory note in said latter amount, of even date herewith, payable to the order of Sam Oolie, in equal monthly installments of One Hundred Twenty-Two and 87/100 Dollars ($122.87) each, beginning on the 10th. day of December, 1981, and thereafter on the 10th. day of each succeeding month, with the entire balance of principal and interest of said note to be paid in full on the 10th. day of November, 1986;

said note bearing 10 per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said note, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, SAM OOLIE, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said BENJAMIN GRANT PAGE, JR., and wife, ELIZABETH ROBINSON PAGE, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16 of Block No. 9 of Richland Realty Company's First Subdivision, Division "A" as of record in Book 161, page 151, Register's Office for said County (Note: that the plan of record shows the same subdivided into blocks but does not show the blocks subdivided into Lots).

Said Lot No. 16, being a corner lot at the intersection of Richland Avenue and Christopher Street, fronts 100 feet on the southerly side of Richland Avenue and runs back 200 feet on its easterly line which is the westerly margin of Christopher Street and 200 feet on its westerly line, to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to Sam Oolie, an unmarried person, by deed from Joseph T. Hester and wife, Marjorie F. Hester, of record in Book 4258, page 444, Register's Office for Davidson County, Tennessee.

Property taxes for the year of 1981 have been pro-rated and will be paid by the purchaser.

This is unimproved ( ) / improved (X) property, known as 3801 (House Number) Richland Ave., (Street) P. O. Address: Nashville, (City or Town) Tenn. 37205 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Benjamin Grant Page, Jr. & Elizabeth Robinson Page, 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 myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Benjamin Grant Page, Jr. and wife, Elizabeth Robinson Page, 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 note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said note, as the installment payments mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, We, the said Benjamin Grant Page, Jr. and wife, Elizabeth Robinson Page,

do hereby transfer and convey unto Harold B. Oolie, 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 Benjamin Grant Page, Jr. & Elizabeth Robinson Page,

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 $ the balance due until the note 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 note, 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 Benjamin Grant Page, Jr & Elizabeth Robinson Page, shall pay the note aforesaid when due, according to its 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 installment of said note 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 note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said note, 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 note, or any of said installments then past due and unpaid, all remaining unpaid installments 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 note, 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 note herein secured, and any and all sums expended in the protection of said property, as herein authorized. balance due on principal and interest on said

4th. The residue, if any, will be paid to Benjamin Grant Page, Jr. & Elizabeth Robinson Page, their representatives and 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 note , 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 Harold B. Oolie, 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 Sam Oolie, Benjamin Grant Page, Jr., and Elizabeth Robinson Page hereunto set our hands at Nashville, Tennessee, this the 10th day of November 1981

Sam Oolie

Benjamin Grant Page, Jr.

Elizabeth Robinson Page

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Rose M. Jones, a Notary Public in and for said County and State, the within named Sam Oolie, an unmarried person, Benjamin Grant Page, Jr., and his wife, Elizabeth Robinson Page,

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 10th day of November, 1981

ROSE MARIE JONES NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires commission expires 7/21/1985

Rose Marie Jones, Notary Public.

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 commission expires 7/21/1985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5817 PAGE 712

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)

667628

IDENTIF. REFERENCE

NOV 10 3 29 PM '81

FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

PUSH

INSTALLMENT DEED

FROM
Sam Oolie, an unmarried person

TO
Benjamin Grant Page, Jr., et ux

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

TOLLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr &Mrs. Benjamin Grant (NAME)	Page, Jr., (same) (NAME)	map 104-9
3801 Richland Ave., (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	parcel 104
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(same) (CITY) (STATE) (ZIP)	26 W 2548

THIS INSTRUMENT WAS PREPARED BY

F. Spiller Campbell, Jr.,
Attorney-at-law,
704 Florence Ave.,
Madison, Tenn. 37115
Pho; 259-6091

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 116,000.00 F. Spiller Campbell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th. DAY OF November 1981.

E. Brashears
Notary Public

~~MY COMMISSION EXPIRES~~: Dep Reg

~~(AFFIX SEAL)~~

7479

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5817 PAGE 713

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
			115000.00-	CO
			1000.00-	CO
			14000.00-	MO
			301.60	CO TX
			12.00	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	326.10-
7478A	11/10/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G67628

IDENTIF. REFERENCE

Nov 10 3 29 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852614