This Instrument Prepared By:
Maclin P. Davis, Jr., Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 5817 PAGE 979

INSTALLMENT DEED

Address New Owner As Follows:	Send Tax Bills to:	Map Parcel Numbers:
James E. French 402 Lynwood Boulevard Nashville, TN 37215	Same	Map 116-11, Par. 104 Field Book No. BM-1110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Carol D. French, being first duly sworn, makes oath that the property transferred in this deed was previously owned as tenants by the entireties.

Carol D. French
Affiant

SUBSCRIBED and SWORN TO before me, this the 19 day of Oct, 1981.

Martha Sherrill
Notary Public

My Commission Expires: EXPIRES JAN 15, 1983

PURSUANT TO DECREE of the Fourth Circuit Court for Davidson County, Tennessee, entered October 6, 1981, in Civil Action No. 81D-1596, entitled James Ellsworth French v. Carol Ann Davidson French, and the sum of Twenty-Three Thousand Four Hundred ($23,400.00) Dollars, for which James E. French has executed a promissory note payable to Carol D. French in the amount of Twenty-Three Thousand Four Hundred ($23,400.00) Dollars in ten annual installments of $1,800 each on December 15 of each year for ten consecutive years, beginning December 15, 1981, and a final installment of $5,400 payable December 15, 1991, with interest at 12% per annum on the unpaid balance payable at the time of each installment of principal, to secure the payment of which indebtedness a lien is expressly retained on the land herein conveyed, CAROL D. FRENCH, Grantor, has this day

bargained and sold, and does hereby transfer and convey unto the said JAMES E. FRENCH, Grantee, his heirs and assigns, all her right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

> Being the southerly part of Lot No. 96 on the Map showing the re-subdivision of Royal Oaks Land Company's Subdivision, of record in Book 974, pages 4 and 5 of the Register's Office for Davidson County, Tennessee.
>
> Said part of said Lot No. 96 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between lines, 320 feet, more or less, on the northerly line and 300 feet on the southerly line to a dead line in the rear on which it measures 80 feet.
>
> Being the same property conveyed to James E. French and wife, Carol D. French, by deed from F. Clay Bailey, Jr. and wife, Joanne Geny Bailey, of record in Book 5061, page 995, Register's Office for Davidson County, Tennessee.
>
> The above conveyance is expressly subject to Restrictive Covenants of record in Book 1003, page 126, said Register's Office.

This is improved property known as 402 Lynwood Boulevard, 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.

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 THOMAS O. H. SMITH, JR., TRUSTEE, his successors and assigns, the real estate hereinbefore 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 in full by Decmeber 15, 1991, 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, 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 in bar of the equity of redemption; 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 of sale;

2nd: To the payment of principal and interest herein secured;

3rd: The balance, if any, shall be paid to the order of Grantee.

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 Trustee by an instrument in writing 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 Trustee.

IN WITNESS WHEREOF the parties have signed their names on this the 14th day of October, 1981.

Carol D. French
CAROL D. FRENCH

James E. French
JAMES E. FRENCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha Kimbell a Notary Public in and for said County and State, Carol D. French, 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 Nashville, Tennessee, this 19 day of Oct., 1981.

Martha Kimbell
Notary Public

COMMISSION EXPIRES JAN 15, 1983

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, Marsha D. Alsup, a Notary Public in and for said County and State, James E. French, 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~~ Franklin, Tennessee, this 14th day of October, 1981.

Marsha D. Alsup
Notary Public

My Commission Expires: 7/26/82

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $23,400.00.

Affiant

Sworn to and subscribed before me this 7th day of November, 1981.

Notary Public

My Commission Expires: 4-26-82

MARSHA D. ALSUP NOTARY PUBLIC WILLIAMSON CO.

RUSH

IDENTIF. REFERENCE.

Nov 11 11 21 AM '81

FEE $ 3.50 REGISTER
DAVIDSON COUNTY, TENN.

367728

7632 11/11 97.74- CHECK

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
			23400.00-	CO
			23400.00-	MO
			60.84	CO TX
			21.40	MO TX
			.50	PRFEE
			15.00	WDEED
			CHECK	97.74-
7632A	11/11/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 67728

IDENTIF. REFERENCE

Nov 11 11 21 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852761