FILE BOX 4

BOOK 5839 PAGE 584

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

JEAN DRENNAN DORTCH

TO

JAMES SCOTT ALDEN and wife,
DIANA T. ALDEN

For draftsman's use

FOLEY & WEISS, ATTORNEYS
1208 Fidelity Federal Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES SCOTT ALDEN (NAME)	"OWNER" (NAME)	129-8-141
115 Vossland Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	08DZ-69362
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

674833

IDENTIF. REFERENCE

JAN 11 11 20 AM '82

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$70,000.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 1982

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY THOUSAND and No/100 ($70,000.00) DOLLARS

of which $ 10,000.00 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 executed their joint promissory note of even date herewith payable to the order of the Grantee herein in ten (10) annual installments of Nine Thousand Seven Hundred Sixty-Five and No/100 ($9,765.00) Dollars each, including interest thereon at the rate of ten (10%) per centum per annum, beginning January 15, 1983 with the final installment, if not sooner paid, being due and payable on the 15th day of January, 1992. Payments to be credited first to the payment of interest on the unpaid principal balance as shall from time to time remain unpaid, balance to principal.

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,

I, JEAN DRENNAN DORTCH,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JAMES SCOTT ALDEN and wife, DIANA T. ALDEN,

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

Being a tract of Land marked "Reserve Parcel" on the Plan of the Resubdivision of Lot No. 5 of West Meade Farms, Inc. as of record in Book 5210, page 206, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Brook Hollow Road at the original north west front corner of Lot No. 5; thence leaving said Road and with the northwesterly line of this tract, North 57 deg. 51' 00" East 1020.5 feet to a point at the northeasterly corner of this tract; thence South 34 deg. 50' 30" East 300.21 feet to a point, the southeasterly corner of this tract; thence South 55 deg. 04' 15" West 621.06 feet to a point at the southeast corner of Lot No. 1 on the above plan; thence with the northeast line of said Lot No. 1, North 38 deg. 14' 07" West 281.21 feet to a point at the northeast corner of Lot No. 1; thence with the northwesterly line of Lot No. 1, South 57 deg. 51' 00" West 399.38 feet to a point in the northeasterly margin of Brook Hollow Road at the beginning of a curve to the right having a radius of 545.59 feet; thence with said curve northwestwardly 52.23 feet to the point of the beginning, containing 5.01 acres, more or less.

Being part of the same property conveyed to Jean Drennan Dortch by deed from Jane F. Rule of record in Book 4558, page 191, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 1427, page 19, said Register's Office. WILLIAM A. DORTCH, the husband of Jean Drennan Dortch, joins in the execution of this instrument for the purpose of releasing any and all rights that he may have or be entitled to in the above property especially his marital rights.

This is unimproved (X) improved ( ) property, known as Brook Hollow Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 seised 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 Thomas A. Higgins 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 $ N/A 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 7th day of January 1982

Jean Drennan Dortch
JEAN DRENNAN DORTCH

James Scott Alden
JAMES SCOTT ALDEN

William A. Dortch
WILLIAM A. DORTCH

Diana T. Alden
DIANA T. ALDEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Drennan Dortch and husband William A. Dortch, and James Scott Alden and wife, Diana T. Alden,

the bargainor S., 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 7th day of January, 19 82.

Notary Public

Commission expires 4/22/84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5839 PAGE 586

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
			70000.00-	CO
			60000.00-	MO
			182.00	CO TX
			56.00	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	246.50-
6695A01/11/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.T. 4833

IDENTIF. REFERENCE

JAN 11 11 20 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861461