INSTALLMENT DEED

For and in Consideration of the sum of $17,500.00

Seventeen Thousand Five Hundred and 00/100 ($17,500.00) Dollars,

of which Two Thousand Five Hundred and 00/100 ($2,500.00) Dollars,

has been paid in cash by Howard W. Anderson and George Anton

the receipt of which is hereby acknowledged, and for the remainder of $15,000.00

Fifteen Thousand and 00/100 ($15,000.00) Dollars,

the said Howard W. Anderson and George Anton ha ve

Executed an Installment Deed Note of even date herewith in the principal sum of Fifteen Thousand and 00/100 ($15,000.00) Dollars payable to Harry E. Stratton and wife, Elizabeth P. Stratton in 120 installments as follows: On the 25th day of February, 1982, the sum of One Hundred Sixty One and 20/100 ($161.20) Dollars, and thereafter the sum of One Hundred Sixty One and 20/100 ($161.20) Dollars on the 25th day of each succeeding month, the last installment for the sum of Seven Thousand Seven Hundred Forty Seven and 70/100 ($7,747.70) Dollars being due on the 25th day of January, 1992. The monthly installments include interest at the rate of Ten (10%) percent per annum.

all of said notes bearing ~~six~~ ten per cent interest from date, 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, Harry E. Stratton and wife, Elizabeth P. Stratton have this day bargained and sold, and do hereby transfer and convey unto the said Howard W. Anderson and George Anton, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 230, on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 230 fronts 50 feet on the southerly side of Patterson, formerly Cumberland Street, and runs back between parallel lines 170 feet to an alley.

Being the same porperty conveyed to Harry E. Stratton and wife, Elizabeth P. Stratton, by deed from Grace E. Owen and husband, Robert D. Owen, of record in Book 5623, page 432, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1717 Patterson Street, Nashville, Tn. 37203
(House Number) (Street) P. O. Address: (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 Howard W. Anderson and George Anton, their heirs and assigns forever we covenant that we 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Howard W. Anderson and George Anton 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 Howard W. Anderson and George Anton

do hereby transfer and convey unto John T. Blankenship, 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 Howard W. Anderson and George Anton

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 $ 15,000.00 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 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. The entire indebtedness secured by this Installment Deed, shall become immediately due and payable if the property is sold without the permission of the mortagees in writing.

Now, if we, the said Howard W. Anderson and George Anton 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; if 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 Howard W. Anderson and George Anton, 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 John T. Blankenship, 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 Harry E. Stratton and wife, Elizabeth P. Stratton and Howard W. Anderson and George Anton hereunto set our hands at Nashville, Tennessee, this the 25th day of January 19 82

Harry E. Stratton

Elizabeth P. Stratton

Howard W. Anderson

George Anton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Harry E. Stratton and wife, Elizabeth P. Stratton and Howard W. Anderson and George Anton

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 25th day of January, 19 82

Paul G. Blankenship, Notary Public.

Commission Expires 7/21/84

NOTARY PUBLIC DAVIDSON COUNTY

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 _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5844 PAGE 286

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)

G76943

IDENTIF. REFERENCE

JAN 25 11 34 AM '82

FILED FOR RECORD AT REQ. STER DAVIDSON COUNTY, TENN.

RUSH

INSTALLMENT DEED

FROM

TO

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Anderson & George Anton	Howard W. Anderson	Map 92-12
(NAME)	(NAME)	
300 Franklin Limestone Rd	300 Franklin Limestone Rd.	Parcel 139
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217	Nashville, Tennessee 37217	9W 1255
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,500.00 Howard W. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 82.

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5844 PAGE 287

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
			1750.00- CO	
			1500.00- MO	
			45.50 CO TX	
			13.00 MO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	71.01-
9198A01/25/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76943

IDENTIFICATION REFERENCE

JAN 25 11 34 AM '82

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

No. 863869