OFFICIAL RECEIPT

INSTALLMENT DEED

BOOK 5937 PAGE 392

For and in Consideration of the sum of Forty Five Thousand No/100 ----------

----------($45,000.00)---------- Dollars,

of which Nine Thousand and No/100 ----------($9,000.00)---------- Dollars,

has been paid in cash by Randall C. Graham

the receipt of which is hereby acknowledged, and for the remainder Thirty Six Thousand and No/100

----------($36,000.00)---------- Dollars,

the said Randall C. Graham has executed his two promissory notes of even date herewith payable to the grantors herein as follows: (1) One note in the principal amount of $1,000.00, payable on or before 90 days from date and being non-interest bearing. (2) One note in the principal amount of $35,000.00, payable in 240 monthly installments as follows: On the 10th day of October, 1982, the sum of $385.39, and thereafter a like amount on the 10th day of each succeeding month, and the remaining balance of said principal sum on the 10th day of September, 2002. The payments to be applied first to payment of interest at the rate of 12% per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount,both principal and interest, has been paid in full.

all of said notes bearing ~~six~~ 12 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, Harold W. Storrs ~~and wife, Dorothy C. Storrs~~

have this day bargained and sold, and do hereby transfer and convey unto the said Randall C. Graham his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots no. 25, 26 and 27 on the Plan of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for said County.

Said Lots Nos. 25 and 26 front together 100 feet on the easterly side of South Fifteenth Street and run back 91 feet 9 inches on the northerly line and 143 feet on the southerly line to the westerly margin of Lindsley Park Drive, formerly Helen Avenue, measuring 113 feet thereon.

Said Lot No. 27 fronts 75 feet on the southerly side of Woodland Street and runs back 100 feet 6 inches on the westerly line with the easterly margin of South Fifteenth Street and 105 feet on the easterly line with the westerly margin of Lindsley Park Drive to the northerly line of Lot No. 26 measuring 91 feet 9 inches thereon.

Being the same property conveyed to Harold W. Storrs and wife Dorothy C. Storrs, by quitclaim deed from Christine M. Urrutia, Trustee, of record in Book 5876, page 860, Register's Office for Davidson County, Tennessee.

Buyer agrees to pay a 2% penalty on the unpaid balance if the note is paid within 5 years of date. Buyers agree to furnish seller with copy of paid insurance policy listing seller as loss payee annually. Buyers agree to furnish copy of tax receipt showing taxes have been paid on time every year. Buyers agree to pay a late charge of $15.00 each month the monthly payment is not made within 10 days from its due date. If an entire payment is not made, the next monthly payment will not be accepted without the prior months payment and the late charges included.

This is improved (X) unimproved ( ) property, known as 1500 Woodland Street (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town) (Zip Code)

8804 7088

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Randall C. Graham his 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 said real estate to said Randall C. Graham his 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 in hand paid, I, the said Randall C. Graham

do hereby transfer and convey unto Caesar E. Urrutia, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Randall C. Graham

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 value 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.

I 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 I 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 I, the said Randall C. Graham 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 I 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; I 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. I 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. I 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 Randall C. Graham his representatives or assigns.

OFFICIAL RECEIPT

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 Caesar E. Urrutia, 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 Harold W. Storrs and wife, Dorothy C. Storrs and Randall C. Graham hereunto set our hands at Davidson, Tennessee, this the 10th day of September 19 82

Harold W. Storrs Harold W. Storrs

Dorothy C. Storrs Dorothy C. Storrs

Randall C. Graham Randall C. Graham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold W. Storrs and wife, Dorothy C. Storrs and Randall C. Graham

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 September, 19 82

Commission Expires July 24, 1984 Caesar E Urrutia, 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 _____

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and

County aforesaid, personally appeared BOOK 5937 PAGE 395 ,

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)

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 0 8 4 7 5

IDENTIF. REFERENCE

SEP 15 9 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Graham (NAME)	Randall C. Graham (NAME)	83-9-447.449
1500 Woodland St (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia
Attorney at Law
P. O. BOX
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,000.00 Randall C. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 82.

Caesar E. Urrutia
Notary Public

MY COMMISSION EXPIRES: July 24, 1984

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5937 PAGE 396

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
			45000.00- CO	
			36000.00- MO	
			117.00 CO TX	
			34.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	163.50-
		8804A09/15/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 4 7 5.

T IDENTIF. REFERENCE

SEP 15 9 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899676