INSTALLMENT DEED

BOOK 5987 PAGE 974

For and in Consideration of the sum of fifty thousand and no one-hundredths---------- ----------($50,000.00)---------- Dollars, of which twelve thousand five hundred and no one-hundredths---($12,500.00) Dollars, has been paid in cash by Ronald E. Parish and Mike Sokolic the receipt of which is hereby acknowledged, and for the remainder of thirty-seven thousand five hundred and no one-hundredths------(37,500.00)---------- Dollars, the said Ronald E. Parish and Mike Sokolic have executed and delivered their promissory note of even date herewith, said note being drawn payable to the order of Hazel Gentry Baker in one hundred eighty (180) consecutive monthly installments of $402.98 each, including both principal and interest, said payments to be applied first to the payment of interest and then to principal,

all of said notes bearing 10 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, Hazel Gentry Baker, formerly Hazel Gentry Miller, and husband, John M. Baker, have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Parish and Mike Sokolic and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 and the southerly part of Lot No. 9 on the Plan of Len K. Hart Property, of record in Book 421, Page 16, Register's Office for said County.

SAID Lot No. 1 fronts 133 feet on the westerly side of Dickerson Road and together with part of Lot No. 9 runs back 455 feet on the northerly line, and 469 feet on the southerly line with the northerly margin of Lemuel Road, to the easterly line of Lot No. 10, measuring 32 feet thereon.

BEING the same property conveyed to Hazel Gentry Miller, by deed from Nellie Petty and husband, Leon B. Petty, of record in Book 2855, Page 341, Register's Office for Davidson County, Tennessee. The said Hazel Gentry Miller now being Hazel Gentry Miller Baker.

John M. Baker, husband of Hazel Gentry Baker, joins in the execution of this this instrument to convey any and all interest that he may have in the property, but not further or otherwise.

This is unimproved ( ) improved (X) property, known as 2700 Dickerson Road, Nashville, Tennessee 37207.
(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 Ronald E. Parish and Mike Sokolic and their Hazel Gentry Baker, 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.

Hazel Gentry Baker, I/ further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Ronald E. Parish and Mike Sokolic and 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 Ronald E. Parish and Mike Sokolic

---

do hereby transfer and convey unto Herbert R. Rich, 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 Ronald E. Parish and Mike Sokolic 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 $ 37,500.00 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 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 Ronald E. Parish and Mike Sokolic 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; or 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 Ronald E. Parish and Mike Sokolic and 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 Herbert R. Rich, 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 Hazel Gentry Baker, formerly Hazel Gentry Miller, Baker, and husband, John M. and Ronald E. Parish and Mike Sokolic hereunto set our hands at Nashville, Tennessee, this the 4th day of January 19 83

Hazel Gentry Baker

John M. Baker

Ronald E. Parish

Mike Sokolic

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, the within named Hazel Gentry Baker, formerly Hazel Gentry Miller, and husband, John M. Baker, and Ronald E. Parish

the bargainor, 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 4th day of January, 19 83

Rollie L. Woodall, Notary Public.

Commission Expires July 29, 1985

STATE OF GEORGIA
FULTON **County.**

Personally appeared before me, Linda P. Holt, a Notary Public in and for said County and State, the within named Mike Sokolic

the 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 Fulton Federal Savings this 30th day of Dec, 1982

Linda P. Holt, Notary Public.

Commission Expires Notary Public, Georgia, State At Large My Commission Expires Sept. 3, 1985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...

BOOK 5987 PAGE 977

County aforesaid, personally appeared ....., a Notary Public of the State and

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....

Commission expires .....

, Notary Public.

(over for additional acknowledgements)

INSTALLMENT DEED

FROM

HAZEL GENTRY BAKER, formerly
HAZEL GENTRY MILLER, et vir.,
JOHN M. BAKER,

TO

RONALD E. PARISH and
MIKE SOKOLIC

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

H 24263

IDENTIF. REFERENCE

JAN 4 1 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ronald E. Parish (NAME)	SAME (NAME)	60-15 10
2700 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

01/04 179.00 CHECK

8963

THIS INSTRUMENT WAS PREPARED BY

ROLLIE L. WOODALL
Attorney at Law
213 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
(615) 254-3446

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

4th DAY OF January, 1983

Rollie L. Woodall
Notary Public

MY COMMISSION EXPIRES: July 29, 1985

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5987 PG 973

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
			50[illegible].00-	CO
			37[illegible].00-	MO
			18[illegible].50	CO TX
			6[illegible].50	MO TX
			.50	PRFEE
			12.00	MDEED
			CHECK	175.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 2 6 3

IDENTIF. REFERENCE

JAN 4 1 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919113