INSTALLMENT DEED BOOK 6002 PAGE 531

For and in Consideration of the sum of Sixty-eight Thousand and No/100 -------- -------- ($68,000.00)---------- Dollars, of which Forty Thousand and No/100------($40,000.00)---------- Dollars, has been paid in cash by Bobby Lanford and wife, Glancie Mae Lanford the receipt of which is hereby acknowledged, and for the remainder Twenty-eight Thousand and No/100-------($28,000.00)---------- Dollars, the said Bobby Lanford and wife, Glancie Mae Lanford ha ve executed their promissory note of even date herewith, payable to the order of Jessie L. Atkins and wife, Lorene B. Atkins, promising to pay the principal sum of Twenty-eight Thousand and No/100 ($28,000.00) Dollars in equal monthly installments of principal and interest of Three Hundred Eighty-five and 71/100 ($385.71) Dollars, said installments including interest on the unpaid balance remaining from time to time unpaid at the rate of eleven percent (11%) per annum said payments to be applied first to interest at the rate aforesaid and the balance to principal. The first of the aforesaid monthly installments of principal and interest shall be due on April 1, 1983 and on the first day of each and every month thereafter until March 1, 1993, at which time the entire unpaid balance if not sooner paid, shall be due and payable together with any interest due and payable on such date.

all of said notes bearing ~~six~~ eleven 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, Jessie L. Atkins and wife, Lorene B. Atkins, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Bobby Lanford and wife, Glancie Mae Lanford, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: A tract of land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Jesse Atkins Subdivision of record in Book 5210, page 250, Register's Office for Davidson County, Tennessee.

This said tract of land fronts 279.27 feet on the Northerly side of Pettus Road, extends back 293.50 feet on its easterly side, 285.47 feet on its westerly line and 301.02 feet on its rear line. The said tract contains 2.0 acres more or less in accordance with a survey prepared by Raymond E. Binkley.

Being part of the same property conveyed to Jessie L. Atkins and wife, Lorene B. Atkins, by deed from the heirs of W. B. Phillips, et ux, Bessie Phillips, of record in Book 5369, page 810, Register's Office for Davidson County, Tennessee.

This property is being conveyed expressly subject to taxes for the year 1983 which have been prorated and the payment of which is expressly assumed by Grantees who agree to provide Grantors with paid receipts showing that the taxes have been paid each year until this installment deed is terminated, and subject to Right-of-Way Agreement granted the Columbia Gulf Transmission Company, as amended by instrument of record in Book 4235, page 268, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5600 Pettus Road (House Number) (Street) Nashville, TN 37013 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 Grantees, their 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, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to 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 in hand paid, we, the said Bobby Lanford and wife, Glancie Mae Lanford, the said Grantees herein above,

do hereby transfer and convey unto Theodore H. Pailet, 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 Bobby Lanford and wife, Glancie Mae Lanford,

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 $ 68,000.00 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 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 Bobby Lanford and wife, Glancie Mae Lanford 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 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 Grantees 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 Theodore H. Pailet, 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 Jessie L. Atkins and wife, Lorene B. Atkins and Bobby Lanford and wife, Glancie Mae Lanford, hereunto set our hands at Nashville, Tennessee, this the 4th day of Feb. 19 83

Jessie L Atkins

Lorene B Atkins

Bobby Lanford

Glancie Mae Lanford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie L. Atkins and wife, Lorene B. Atkins, Bobby Lanford and wife, Glancie Mae Lanford

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 4th day of February, 19 83

Del W. [illegible], Notary Public.

Commission Expires 11/21/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 6002 PAGE 534

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)

H29598

IDENTIF. REFERENCE

FEB 4 11 51 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

PAID

INSTALLMENT DEED

FROM
Jessie L. Atkins and wife,
Lorene B. Atkins

TO
Bobby Lanford and wife,
Glancie Mae Lanford

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

TOOLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Bobby Lanford (NAME)	same (NAME)	Map 173
5600 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 138
Nashville, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$68,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 1983

Notary Public

MY COMMISSION EXPIRES: 4/7/87

(AFFIX SEAL)

02/04 215.35 WEEK

5412

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6002 PAGE 535

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
			68000.00- CO	
			28000.00- MO	
			176.60 CO TX	
			26.00 MO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	216.30-
		5412A02/04/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29598

IDENTIF. REFERENCE

FEB 4 11 51 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927634