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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

WALTER E. ROGERS, ET AL

TO

W. P. STEVENSON

mail

For draftsman's use 1461

This instrument was prepared by:

STINNETT & WILKINSON, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. P. Stevenson (NAME)	Same (NAME)	Map 93-15
4124 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 235
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

H33979

IDENTIF. REFERENCE

MAR 3 2 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,000.00 W. P. Stevenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 1983

Edna M. Lockridge
Notary Public

MY COMMISSION EXPIRES: Expires [illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Fifteen thousand and 00/100 ($15,000.00)---------- DOLLARS

of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his vendor's lien note, of even date herewith, payable to the order of WALTER E. ROGERS and wife, ALICE M. ROGERS, and MARTIN E. ROGERS, in the principal sum of $14,500.00, in monthly installments as follows: on the 2nd day of April, 1983, the sum of $500.00, and thereafter the same or like amount due on the 2nd day of each consecutive month thereafter, until April 2, 1984, when a final payment in the amount of $9,000.00 will be due. Said note bears interest from date on the unpaid balance at the rate of 10% per annum and is payable on each payment date in addition to said principal payments.

*1983 land taxes will be prorated.

Decie E. Stevenson, wife of W. P. Stevenson, joins in the execution of this instrument for the sole and only purpose of conveying her interest in the herein described property to the Trustee hereinafter named for the term of the lien described herein.

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,

we, Walter E. Rogers and wife, Alice M. Rogers, AND Martin E. Rogers

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto W. P. Stevenson

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

TRACT NO. 1: Land in Davidson County, Tennessee, being the north 30 feet of Lot No. 90 in Paul's Elysian Grove Plan, as of record in Book No. 1, page 134, Chancery Court of Davidson County, Tennessee.

Said part of said lot fronts 30 feet on the easterly side of 4th Avenue, South, and runs back between parallel lines, 135 feet, more or less, to an alley.

TRACT NO. 2: Land in Davidson County, Tennessee, being the southerly 8-1/2 feet of Lot No. 90 and the northerly 21-1/2 feet of Lot No. 91 on the Plan of Isaac Paul's Elysian Grove Addition, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

Said parts of Lots Nos. 90 and 91 front together 30 feet on the easterly side of 4th Avenue, South, formerly Cherry Street, and run back between parallel lines 135 feet, more or less, to an alley.

BEING the same property conveyed to Walter E. Rogers and wife, Alice M. Rogers, a one-half interest as tenants by the entirety, and Martin E. Rogers, a one-half interest, by deed from M.H.A., Inc., a Tennessee corporation, of record in Book 5946, page 894, Register's Office for Davidson County, Tennessee.

*continued above.

unimproved ( )
This is improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECEIPT

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TO HAVE AND TO HOLD the said re. 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.

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 James W. Stinnett, Jr., 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 $ insb. 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 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 2nd day of March 1983

Walter E Rogers
WALTER E. ROGERS

W. P. Stevenson
W. P. STEVENSON

Alice M. Rogers
ALICE M. ROGERS

Decie E. Stevenson
DECIE E. STEVENSON

Martin E. Rogers
MARTIN E. ROGERS

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 Walter E. Rogers and wife, Alice M. Rogers, AND Martin E. Rogers 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 2nd day of March, 1983.

Edna M. Lockridge, Notary Public

Commission expires My Commission Expires April 17, 1983

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 W. P. Stevenson and wife, Decie E. Stevenson, 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 2nd day of March, 1983.

Edna M. Lockridge
Notary Public

My Commission Expires: My Commission Expires April 17, 1983

OFFICIAL RECEIPT

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

RECEIVED OF

FOR

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00-	CO
			14500.00-	MO
			39.00	CO TX
			12.50	MO TX
			.50	PRFEE
			6.00	WDEED
			CASH	58.00-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 9 7 9

IDENTIF. REFERENCE

MAR 9 2 03 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932769