I, or we, hereby 12500.00 swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 12005.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clyde E. Lovell
Affiant

Subscribed and sworn to before me this the 4th day of March 1983

S. Edwards - Notary Public

OLLIE HIBDON, ET AL.

BOOK 6015 PAGE 652

TO INSTALLMENT DEED

This instrument was prepared upon information furnished by the parties by:
George E. LeFevre, Attorney
Smithville, Tennessee 37166

HENRY JACKSON, ET UX.

Send Tax Bills To: OWNER
Henry Jackson
1704 - 10th Ave. N.
Nashville, TN 372__

Map 51-12
Parcel 18.00

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and Five Hundred Dollars ($12,500.00), of which amount $500.00 is cash in hand paid to the undersigned grantors, receipt being hereby acknowledged, and with the remaining $12,000.00 being evidenced by a promissory installment note of even date herewith, signed by Henry Jackson and his wife, Sally Jackson, payable to the order of Ollie Hibdon or Jean Lovell, bearing six percent (6%) interest, said note being due and payable over a period of twenty (20) years in 240 consecutive monthly installments of $85.97 each, including principal and interest, and with a lien being expressly retained to secure and make certain the payment of said note (including interest and attorney's fees), or any extensions or renewals thereof, we, OLLIE HIBDON, ALFRED HIBDON and JEAN HIBDON LOVELL, have this day bargained and sold, and do hereby transfer and convey, unto HENRY JACKSON and his wife, SALLY JACKSON, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 217 on the plan of McGavock, Wetmore and Others First Addition to Nashville, "called the Town of McGavock", as of record in Book 21, page 23, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 217 fronts fifty (50) feet on the Easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

1917 03/04 13.50 CHECK

The aforesaid tract or parcel of land is the same as that described in conveyance from Eric King, et ux. to Mrs. Ollie Hibdon, dated July 1, 1946, of record in Deed Book 1414, page 198, Register's Office, Davidson County, Tennessee, and from Mrs. Ollie Hibdon to Alfred Hibdon, Ernest Leonard Hibdon and Mrs. Jean Hibdon Lovell, dated July 25, 1950, of record in Deed Book 1874, page 475, Register's Office, Davidson County, Tennessee.

The said Ernest Leonard Hibdon is now deceased and the grantors herein (Alfred Hibdon, Ollie Hibdon and Jean Hibdon Lovell) are his only heirs at law.

TO HAVE AND TO HOLD said tract or parcel of land, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said HENRY JACKSON and his wife, SALLY JACKSON, their heirs and assigns, forever.

We covenant with the grantees herein that we are lawfully seized and possessed of said tract or parcel of land in fee simple; that we have a good and lawful right to convey same; that same is unencumbered; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

AND NOW, for the purpose of better and more effectually securing the payment of the aforesaid lien note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said note, or any installment thereon, as the same becomes due, as hereinafter provided, and for the consideration of One Dollar ($1.00) to us paid, we, the said HENRY JACKSON and his wife, SALLY JACKSON, do hereby transfer and convey, unto GEORGE E. LeFEVRE, 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 HENRY JACKSON and his wife, SALLY JACKSON, do hereby agree to keep all buildings now on, or to be hereafter erected on said property insured in some reliable casualty insurance company for at least the sum of Ten Thousand Dollars ($10,000) until the note herein secured is 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 owners and holders of said note, as their interests 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 owners and holders of said note, or either 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 HENRY JACKSON and his wife, SALLY JACKSON, shall pay the aforesaid note when due, according to its terms and provisions, and pay taxes, keep up repairs, and keep said premises insured, as hereinbefore provided, then this trust conveyance shall be of no further force or effect. But if we fail to pay said note, or any part or installment thereof, promptly when due; if we fail to pay the taxes, keep up repairs or keep the premises insured; or if we fail to reimburse the Trustee or lawful owners and holders of said note for all sums, with interest, so expended by said Trustee or lawful owners and holders of said note, within thirty (30) days from the date of such payment, then this trust conveyance shall remain in full force and effect, and, at the option of the lawful owners and holders of said note, the same shall immediately become due and payable at once, without notice, and said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Courthouse 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, all of which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized, empowered and directed to execute and deliver a deed to the purchaser. The creditors 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 three (3) installments on said note, 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 such purchaser by the Trustee of a deed for said property. In case of a 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 the unpaid balance on the note secured by this instrument, including principal and interest thereon, and any and all sums expended in the protection of said property as herein authorized.

4th. The residue, if any, will be paid to HENRY JACKSON and his wife, SALLY JACKSON, or their order.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trust may be required, the lawful owners and holders of said lien note are hereby authorized and empowered to name and appoint a successor trustee 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 GEORGE E. LeFEVRE, Trustee, shall be vested in said successor.

IN WITNESS WHEREOF, we, the said OLLIE HIBDON, ALFRED HIBDON, JEAN HIBDON LOVELL, and HENRY JACKSON and his wife, SALLY JACKSON, hereunto set our hands on this the 3rd day of March, 1983.

Ollie Hibdon
OLLIE HIBDON

Alfred Hibdon
ALFRED HIBDON

Jean Hibdon Lovell
JEAN HIBDON LOVELL

Henry Jackson
HENRY JACKSON

Sallie M Jackson
SALLY JACKSON

OFFICIAL RECEIPT

BOOK 6015 PAGE 666

STATE OF TENNESSEE

COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, Ollie Hibdon, Alfred Hibdon and Jean Hibdon Lovell, the bargainors, with whom I am personally acquainted, and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND and seal of office in Smithville, Tennessee, on this the 3rd day of March, 1983.

NOTARY PUBLIC

My commission expires: 1/27/87.

****

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, Henry Jackson and his wife, Sally Jackson, the bargainors, with whom I am personally acquainted, and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND and seal of office in Nashville, Tennessee, on this the 4 day of March, 1983.

NOTARY PUBLIC

My commission expires: July 17 1983

H 3 4 2 2 7

IDENTIF. REFERENCE

MAR 4 1 24 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6015 PAGE 667

FOR _____

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
			12500.00-	CO
			12000.00-	MO
			32.50	CO TX
			10.00	MO TX
			.50	PRFEE
			15.00	WDEED
				CHECK 58.00-
			1017A03/04/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3422 7

IDENTIF. REFERENCE

MAR 4 1 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933054