This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

E. L. LANKFORD

TO

JOHN W. LEWIS, et ux

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 6184 PAGE 789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. LEWIS (NAME)	SAME (NAME)	71-15-277
P.O. 8029 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 59271

IDENTIF. REFERENCE

Nov 30 4 17 PM '83

PUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$11,200.00 E L Lankford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 1983.

Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ELEVEN THOUSAND TWO HUNDRED ($11,200.00) DOLLARS

of which $ 3,360.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an Installment Deed Note in the original principal amount of $7,840.00 bearing interest at the rate of 11% per annum, and being paid in monthly installments of $ 80.92 commencing on the 30th day of December, 1983 and continuing on the 30th day of each subsequent month for 239 months thereafter.

The holder of the Note which this Installment Deed secures shall have the option of demanding payment in full of the Note at the end of five (5) years from the date hereof upon giving sixty (60) days' notice to the maker at such time.

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.

E. L. LANKFORD, a single man, Beulah Bell Lankford having since died.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JOHN W. LEWIS and wife, JOYCE M. LEWIS

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

Being Lot No. 53 on Sharpe and Horn's 2nd Subdivision of the Lindsley Property, as of record in Book 161, page 53, Register's Office of Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the West side of Joseph Avenue, and runs back between parallel lines, along the North margin of Richardson Avenue, formerly Scott Avenue, 145 feet to an alley in the rear.

Being the same property vested as follows: A life estate in Beulah Bell, now Lankford, by deed from J. T. Bell, as of record in Book 1678, page 219; and the remainder in E. L. Lankford and wife, Beulah Bell Lankford, by deed from Ronald Wayne Morris, as of record in Book 3160, page 451, Register's Office for Davidson County, Tennessee.

11/30 44.40

This is unimproved ( ) improved ( ) property, known as 1200 Joseph Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

5096

TO HAVE AND TO HOLD the 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.

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 Keene W. Bartley 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 $ 7,840.00 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 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:

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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 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 30 day of November 1983.

John W. Lewis

E. L. Lankford

Joyce M. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1983, before me

Personally appeared ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, a Notary Public in and ~~for said County~~, the within named E. L. Lankford, John W. Lewis and Joyce M. Lewis, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who exeucted the foregoing instrument ~~the bargainor~~ and who acknowledged that they executed the within instrument ~~for the purposes~~ as their free act and deed.

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Notary Public.

Commission expires 7-18-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

with whom I am 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 .....

Roesch-Patton, Dorris & Charlton

Funeral Directors

904 GALLATIN ROAD, P. O. BOX 22629 — NASHVILLE [illegible]

(615) 244-6480

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I hereby certify the below to be an authentic copy of the Death Certificate as filed with the Tennessee Department of Public Health

Charles E Woodall — Funeral Director

Sworn to and subscribed before me this the 7 day of Sept, 1983

My Commission expires July 18 1987 — Robert Hogan — Notary Public

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF PUBLIC HEALTH
VITAL RECORDS

BIRTH NO. _____ STATE FILE NO. _____

DECEASED

1. DECEASED—NAME (FIRST / MIDDLE / LAST)			2. DATE OF DEATH (MONTH, DAY, YEAR)
Beulah	Bell	Lankford	8/28/1983

3a. AGE—LAST BIRTHDAY (YEARS)	UNDER 1 YEAR: 3b. MOS. / DAYS	UNDER 1 DAY: 3c. HOURS / MIN.	4. DATE OF BIRTH (MONTH, DAY, YEAR)	5. RACE (WHITE, BLACK, AMERICAN INDIAN, ETC. (SPECIFY))	6. ORIGIN OR DESCENT (HISPANIC, MEXICAN, CUBAN, ETC. (SPECIFY))	7. SEX
78			10/16/1904	White	American	Female

7a. COUNTY OF DEATH	7b. CITY, TOWN OR LOCATION	7c. INSIDE CITY LIMITS (SPECIFY YES OR NO)	7d. HOSPITAL OR OTHER INSTITUTION—NAME (IF NOT IN EITHER, SPECIFY PRIVATE RESIDENCE, BUSINESS, STREET, ETC.)	7e. [illegible] (SPECIFY)
Davidson	Madison	Yes	Imperial Manor N.H.	[illegible]npatient

8. STATE OF BIRTH (IF NOT IN U.S.A., NAME COUNTRY)	9. CITIZEN OF WHAT COUNTRY	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY)	11. SURVIVING SPOUSE (IF WIFE, GIVE MAIDEN NAME)
Texas	U.S.A.	Married	Ester L. Lankford

12. SOCIAL SECURITY NUMBER	12a. SERVICE IN ARMED FORCES (SPECIFY WAR OR DATES OF SERVICE)	13a. USUAL OCCUPATION (GIVE KIND OF WORK DONE DURING MOST OF WORKING LIFE, EVEN IF RETIRED)	13b. KIND OF BUSINESS OR INDUSTRY
[redacted]-0682	No	Seamstress	Industrial Towel

14a. RESIDENCE—STATE	14b. COUNTY	14c. CITY, TOWN, OR LOCATION	14d. STREET AND NUMBER	14e. INSIDE CITY LIMITS (SPECIFY YES OR NO)	14f. CENSUS TRACT NO.
Tennessee	Davidson	Nashville	1200 Joseph Ave	Yes	

PARENTS AND INFORMANT

15. FATHER—NAME	16. MOTHER—MAIDEN NAME	17. INFORMANT—NAME	MAILING ADDRESS
Will Craus	Johnnie Wilson	Husband	1200 Joseph Ave. 37207

DISPOSITION

18a. BURIAL, CREMATION, REMOVAL, OTHER (SPECIFY)	18b. DATE (MONTH, DAY, YEAR)	18c. CEMETERY OR CREMATORY—NAME	18d. LOCATION CITY OR TOWN	STATE
Burial	8/30/1983	Spring Hill	Nashville	Tennessee

19a. FUNERAL DIRECTOR (SIGNATURE)	19b. LICENSE NO.	19c. EMBALMER (SIGNATURE)	LICENSE NO.
Charles E Woodall	2480	[illegible]	3468

20. FUNERAL HOME—NAME AND ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP)	21a. REGISTRAR—SIGNATURE	21b. DATE RECEIVED BY LOCAL REGISTRAR (MONTH, DAY, YEAR)
Roesch Patton Dorris Charlton		

CERTIFIER

22a. PHYSICIAN—I CERTIFY THAT THE DEATH OCCURRED AT THE PLACE ON THE DATE, AND DUE TO THE CAUSE(S) STATED — SIGNATURE	DEGREE	22b. DATE SIGNED (MONTH, DAY, YEAR)
James Sullivan	MD	9-7-83
23a. MEDICAL EXAMINER—ON THE BASIS OF THE EXAMINATION OF THE BODY AND/OR THE INVESTIGATION, DEATH OCCURRED ON THE DATE AND DUE TO THE CAUSE(S) STATED — SIGNATURE	TITLE	23b. DATE SIGNED (MONTH, DAY, YEAR)

24a. CERTIFIER—NAME (TYPE OR PRINT)	24b. MAILING ADDRESS (STREET OR R.F.D. NO.)	CITY OR TOWN	STATE	ZIP

CAUSE

25. PART I. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) — INTERVAL BETWEEN ONSET AND DEATH

IMMEDIATE CAUSE (a)	Bronchopneumonia	
DUE TO, OR AS A CONSEQUENCE OF (b)	Stroke	
CONDITIONS IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST (c)		

PART II. OTHER SIGNIFICANT CONDITIONS: CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (a) — 26. AUTOPSY (YES OR NO)

27a. ACCIDENT, SUICIDE, HOMICIDE, OR UNDETERMINED (SPECIFY)	27b. DATE OF INJURY (MONTH, DAY, YEAR)	27c. HOUR	27d. DESCRIBE HOW INJURY OCCURRED
		M	

27e. INJURY AT WORK (SPECIFY YES OR NO)	27f. PLACE OF INJURY AT HOME, FARM, STREET, FACTORY, OFFICE BLDG., ETC. (SPECIFY)	27g. LOCATION STREET OR R.F.D. NO.	CITY OR TOWN	STATE

PH-1659
Rev. 9/81 CPC

BECOMES A LEGAL ID WHEN PROPERLY EXE- AND FILED.

OR PRINT IN ANENT BLACK INK.

RESIDENCE WHERE DE- D LIVED. IF DEATH OC- D IN INSTITUTION, GIVE DENCE BEFORE ADMIS-

IT REQUIRED PRIOR TO PORTATION OF BODY BY MON CARRIER OR RE FROM STATE.

ATH NOT ATTENDED BY SICIAN, AUTHORIZED OF AL SIGN HERE ANY SICIAN OR MEDICAL EX- NER EXECUTING CER- ATE MUST COMPLETE SIGN MEDICAL CER- CATION WITHIN 48 RS POWER OF NATURE CANNOT BE EGATED.

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

RECEIVED OF _____

FOR _____

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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
			11200.00- CAMT.	
			7840.00- MAMT.	
			29.12 CSTAX	
			5.60 MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 44.42-	
6096A			11/30/83 BAL .00.	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 9 2 7 1

IDENTIF. REFERENCE

Nov 30 4 17 PM '83

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 996810