This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD- 4

FROM

Gilbert C. Wright and wife,

Nannie J. Wright

TO

Dennis E. Wood

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 6244 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis E. Wood (NAME)	SAME (NAME)	Map 71-11 & 7
1801 Meridian (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 81 & 232
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	233, 234

(FOR REGISTER'S USE)

I 07309

IDENTIF. REFERENCE

MAR 7 2 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 100,000.00 Dennis E. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 1984

Notary Public

MY COMMISSION EXPIRES: 1987
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Thousand and No/100ths ($100,000.00) **DOLLARS**

of which $ 10,000.00 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 promissory note of even date herewith in the amount of $90,000.00, together with interest at the rate of 11.0% per annum on the unpaid principal balance payable to the order of Gilbert C. Wright and wife, Nannie J. Wright in 152 monthly installments, with the first installment of $1,100.00 falling due on the 1st day of March, 1984, and thereafter 150 additional installments for a like amount due on the same day of each succeeding month and a final payment of $1,016.99 due on October 1, 1996.

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,

GILBERT C. WRIGHT AND WIFE, NANNIE J. WRIGHT

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

DENNIS E. WOOD

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

SEE ATTACHED EXHIBIT "A"

03/07 354.50- CHECK

This is unimproved ( ) improved ( ) property, known as 1711 Meridian Street, 309 Edith Street 1801 Meridian Street and 1707 Meridian Street
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

92

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 William L. Rosenberg 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 $_____ 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 7 day of March 19 84.

Gilbert C. Wright

Gilbert C. Wright

Nannie J. Wright

Nannie J. Wright

Dennis E. Wood

Dennis E. Wood

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 Gilbert C. Wright and wife, Nannie J. Wright and Dennis E. Wood 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 7 day of March, 19 84.

Notary Public.

Commission expires My Commission Expires July 18, 1987.

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 _____.

EXHIBIT "A"

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the subdivision of Lot No. 6 of the William White Heirs property, as of record in Book 332, page 78, said Register's Office, described as follows:

Beginning at an iron pin in the easterly margin of Meridian Street, extended being the northwest corner of said Lot No. 1; thence with the easterly margin of said Street south 2 1/2° west 177 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 89° 23' east 831.7 feet to an iron pin; thence with the east line of said Lot No. 1, north 4 1/2° east with a stone wall, 182 1/3 feet to an iron pin, the northeast corner of said lot; thence with the stone wall, north 89 1/2° west 840 feet to the beginning, containing 3.44 acres, more or less.

Being the same property conveyed to Nannie J. Wright by deed from Gilbert Wright and wife, Nannie J. Wright of record in Book 3312, page 406, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Land in Davidson County, Tennessee, being a part of Lots Nos. 2 and 3 on the Map of the subdivision of Lot No. 6 of William White Heirs property, as of record in Book 332, page 78, said Register's Office, described as follows:

Beginning at a point on the easterly margin of Meridian Street, front corner of Lots 1 and 2; thence leaving said margin and running with the line between said lots eastwardly 462 feet to a point; thence southwardly 213 feet to a point; thence westwardly 140 feet to a point; thence northwardly 30 feet to a point; thence westwardly 70 feet to a point; thence northwardly 77 feet to a point; thence westwardly 250 feet to a point on the easterly margin of Meridian Street; thence running with the margin of said street northwardly 100 feet to the point of beginning, containing 1.63 acres, more or less.

Being part of the property conveyed to G. C. Wright and wife, Nannie J. Wright by deed from Frank A. Berry and wife, Eleanor Berry, and Allen D. Berry and wife, Agnes Berry of record in Book 1306, page 459, said Register's Office, and part of the property conveyed to Gilbert C. Wright and wife, Nannie J. Wright by deed from Anna Caroline Williams, Irene Hamilton Williams, Aileen Fry Williams, a widow, Gerda Hammerich, Ebbe Hamerik, Valdis Hamerik, and Manfred W. Hammerich of record in Book 1338, page 291, Register's Office for Davidson County, Tennessee.

TRACT III: Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of Subdivision of Lot No. 6 of the William White Heirs property, as of record in Book 332, page 78, Register's Office for said County, described as follows:

Beginning on the easterly margin of Meridian Street at the northwest corner of the property conveyed to Charles R. Wood by deed from Tennie Meek of record in Book 1715, page 303, said Register's Office; thence with said Wood's northern boundary line easterly 160 feet to said Woods northeast corner; thence with said Wood's eastern boundary line southerly 27 feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with the line between said two lots easterly 90 feet; thence northerly and parallel with the easterly margin of Meridian Street 77 feet; thence westerly 250 feet to the easterly margin of Meridian Street; thence with the same southerly 50 feet to the beginning.

Being the same property conveyed to Gilbert Wright and wife, Nannie J. Wright by deed from M. H. Webb and wife, Ida Nelle Webb of record in Book 4371, page 799, Register's Office for Davidson County, Tennessee.

TRACT IV: Parcel 1: Land in Davidson County, Tennessee, being the westerly 55 feet of the easterly 355 feet of Lots Nos. 2 and 3, on the Map of the Subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, page 78, said Register's Office, as follows:

Said part of Lots 2 and 3, front 55 feet on the northerly side of Edith Street and runs back 360 2/3 feet, more or less, on the easterly line and 360 feet, more or less, on the westerly line to the southerly line of Lot No. 1, measuring 55 feet thereon.

Parcel 2: Land in Davidson County, Tennessee, described according to a survey of various parcels of Trinity Heights of record in Book 332, page 78, said Register's Office, made by Z. J. Wilkinson, Surveyor, February 6, 1959, as follows:

Being seven feet wide on the northerly margin of line of Lot 2 running south at an angle 359.4 feet to naught, or zero, feet wide at an iron pin on the southerly line of Lot No. 3, or Edith Street. Said parcel of land in bounded by Thompson on east and Wright on west.

Being the same property conveyed to Gilbert C. Wright and wife, Nannie J. Wright by deed from Winifred Thompson (a widow) of record in Book 3764, page 93, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6244 PAGE 675

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
			100000.00- CAMT.	
			90000.00- MAMT.	
			260.00 CSTAX	
			86.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	354.50-
			8291A03/07/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 3 0 9

IDENTIF. REFERENCE

MAR 7 2 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18347