PREPARED BY:
J. M. Grissim, Attorney
323 Union Street
Nashville, TN 37201

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ronald W. Eastburn, et ux 846 Rodney Drive Nashville, Tennessee 37205	Same	115-9-24

BOOK 6262 PAGE 372

INSTALLMENT DEED

For and in consideration of the sum of One Hundred Thousand and no/100 ($100,000.00) Dollars, of which Forty Thousand and no/100 ($40,000.00) Dollars 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 given their Note of even date in the amount of Sixty Thousand and no/100 ($60,000.00) Dollars, payable to grantors as therein set out; reference is here made to said Note for the terms and conditions thereof; and providing for payment of attorney's fees, and to secure the payment of said Note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, MARION B. TALLENT and wife, CHRISTINA Y. TALLENT, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto RONALD W. EASTBURN and wife, WENDY W. EASTBURN, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of West Meade Hills, Section 4, as of record in Book 3300, page 46, Register's Office for said County.
>
> Beginning at a point in the southeasterly margin of Rodney Drive being the common corner of Lots No. 120 and 121; thence with the margin of said Drive northeasterly 126.0 feet to the beginning of a curve; thence easterly around said curve 39.27 feet to a point in the southwesterly margin of Pennywell Drive; thence with the margin of said Drive southeasterly 245 feet to a point; thence in a southwesterly direction 151.0 feet to a point; thence in a northwesterly direction with the common line between Lots 121 and 120, 270 feet to the point of beginning.
>
> Being the same property conveyed to Marion B. Tallent, a single person, by deed from Richard M. Heller and wife, Toni W. Heller, of record in Book 5239, page 693, Register's Office for Davidson County, Tennessee.

This is improved property known as 846 Rodney Drive, Nashville, Tennessee 37205.

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 J. M. Grissim, 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 $(insurable interest) until the notes

04/02 327.50- CHECK

5262

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 30 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 20 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 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, 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:

First: 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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: 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 30th day of March, 1984.

Ronald W. Eastburn
RONALD W. EASTBURN

Marion B. Tallent
MARION B. TALLENT

Wendy W. Eastburn
WENDY W. EASTBURN

Christina Y. Tallent
CHRISTINA Y. TALLENT

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mazrion B. Tallent and wife, Christina Y. Tallent, and Ronald W. Eastburn and wife, Wendy W. Eastburn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1984.

Theresa Mitchell
Notary Public

My commission expires: March 13, 1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Wendy W Eastburn
Affiant

Subscribed and sworn to before me,
this the 30th day of March, 1984.

Theresa Mitchell
Notary Public

My Commission expires: March 13, 1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

APR 2 2 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1984.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scoty K. Haines (NAME)	Central Mortgage Co. (NAME)	20W/1895
324 Wilburn Street (STREET ADDRESS OR ROUTE NUMBER)	Ave. of the Arts Bldg., Broad & (STREET ADDRESS) Chestnut	82/7
Nashville, TN. 37207 (CITY) (STATE) (P O ZIP)	Philadelphia, PA. 19107 (CITY) (STATE) (ZIP)	126.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dorothy Belle Woodward, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scoty K. Haines and wife, Patricia L. Haines, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING the westerly 45' of Lot 3, & the easterly 10' of Lot 4 on the Plan of Humphrey Pierce's Addition as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.

Said parts of Lots front 52 feet on the southerly side of Wilburn Street and run back between parallel lines 150 feet to an alley in the rear, which measures 52 feet thereon.

BEING part of the same property conveyed to Mrs. Dorothy Belle Woodward by deed of record in Book 1302, page 126, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 324 Wilburn Street, (House Number) (Street) Nashville, TN. 37207 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of March, 19 84

Dorothy Belle Woodward

Dorothy Belle Woodward

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 375

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.	
			60000.00- MAMT.	
			260.00 CSTAX	
			56.00 MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	327.50-
5262A	04/02/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 112873

IDENTIF. REFERENCE

APR 2 2 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25121