This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

BOOK 6265 PAGE 598

INSTALLMENT DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Mildred A. Wilder 5042 Lakeview Drive Nashville, Tennessee 37220	SAME	Map 92-8 Parcel 291

FOR AND IN CONSIDERATION of the cash purchase price of TEN THOUSAND FIVE HUNDRED AND NO/100 ($10,500.00) DOLLARS of which ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS has been paid in cash, and for the remainder, the Grantee has executed a promissory note in the principal amount of NINE THOUSAND FIVE HUNDRED AND NO/100 ($9,500.00) DOLLARS payable together with interest on the unpaid principal balance remaining from time to time at the rate of ten percent (10%) per annum as follows:

On or before the 5th day of March, 1985, the principal sum of $1,900.00 plus $950.00 interest;

On or before March 5, 1986 the principal sum of $1,900.00 plus $760.00 interest;

On or before March 5, 1987 the principal sum of $1,900.00 plus $570.00 interest;

On or before March 5, 1988 the principal sum of $1,900.00 plus $380.00 interest;

On or before March 5, 1989 the principal sum of $1,900.00 plus $190.00 interest

And privilege of prepayment is reserved, and said note and attorney fees are secured by the lien of this Installment Deed,

I, WAYNE GOWER, have this day bargained and sold and do hereby transfer and convey unto MILDRED A. WILDER, her heirs, representatives, and assigns, all my right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's OFfice for said County. Said Lot No. 30 fronts 50 feet on the easterly side of McMillin Avenue, and runs back between parallel lines 100 feet to an alley.

BEING the same real property conveyed to Wayne Gower by deed of George Lewis of record in Book 4134, page 718, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 McMillin Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Mildred A. Wilder, her heirs, representatives, and assigns forever. I, Wayne Gower, do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as otherwise indicated herein.

I do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to the said Mildred A. Wilder, her heirs, representatives, 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinabove provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mildred A. Wilder, hereinafter referred to as Trustor, hereby transfers and conveys unto Ervin M. Entrekin, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agrees 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 fair market value of improvements until the indebtedness herein secured is fully paid and to have the loss, if any, made payable on the policy, or policies, for the benefit of the lawful owner or holder of said indebtedness as their interest may appear. Trustor will furnish satisfactory evidence of such coverage at closing and upon reasonable requests thereafter.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and upon demand of said Trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the Trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by Trustor upon demand of the Trustee or lawful owner or holder of said indebtedness, and upon failure to do any of these things, then said Trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear twelve percent (12%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, of if, failing to pay taxes, keep up repairs or keep said premises insured, or pay other sums when due, as herein provided, Trustor fails to reimburse the Trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said indebtedness, within thirty (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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 (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 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 Trustor, her order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named Trustee shall be vested in said successor.

The word "Trustor" when used herein shall apply to parties both singular and plural.

GLADYS E. GOWER, wife of WAYNE GOWER, joins in the execution of this deed to quitclaim any and all her right, title and itnerest in and to the property unto MILDRED A. WILDER.

W. C. WILDER joins in the execution of this deed to quitclaim any and all his right, title and interest in and to the property unto Ervin M. Entrekin, Trustee.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 3rd day of ~~March~~ April, 1984.

Wayne C. Gower
WAYNE GOWER

Gladys E. Gower
GLADYS E. GOWER

Mildred A. Wilder
MILDRED A. WILDER

My Commission Expires July 21, 1984
William U Bracey Jr

W. C. Wilder
W. C. WILDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $10,500.00).

Subscribed and sworn to before me, this the 3rd day of ~~March~~ April, 1984.

W. C. Wilder
AFFIANT

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86
(AFFIX SEAL)

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 WAYNE GOWER and wife GLADYS E. GOWER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of ~~March~~ April, 1984.

Charles A. Scruggs
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/19/86.

CHECK

04/05 47.30

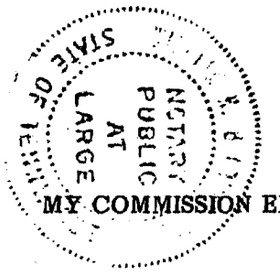
6478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED A. WILDER and husband W. C. WILDER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of March, 1984.



William N Baldwin Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires July 21, 1984

I I 3 8 5 7

IDENTIF. REFERENCE

APR 5 3 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6265 PAGE 602

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
			10500.00-	CAMT.
			9500.00-	MAMT.
			27.30	CSTAX
			7.50	MSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	47.30-
			6478A04/05/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 13857

IDENTIF. REFERENCE

APR 5 3 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26299