THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER

Installment Deed

BOOK 6292 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie S. Stillman	Leslie S. Stillman	
(NAME) 116 Brookhollow Road	(NAME) Same	129-8-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of two hundred twenty thousand and no/100 ($220,000) *Dollars,*
of which one hundred thousand ($100,000) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder one hundred twenty thousand and no/100 ($120,000) *Dollars,*
Leslie S. Stillman is indebted to Grantors to evidence which she has executed and delivered her promissory note dated May 15, 1984 in the principal amount of $120,000 payable to the order of Charles F. Pearson and June C. Pearson with interest at the rate of 11% per annum, said indebtedness being payable in 60 monthly installments on the 15th day of each month beginning June 15, 1984, the first 59 installments to be in the amount of $1,142.80 each with the entire unpaid balance being payable on May 15, 1989. Note contains prepayment privilege and provides

for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, Charles F. Pearson and June C. Pearson (the same person as Mrs. Charles F. Pearson)
have this day bargained and sold, and do hereby transfer and convey unto the said Leslie S. Stillman, the Grantee herein, her heirs and assigns
the Grantee herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of West Meade Ridge, Section I, of record in Book 2854, page 72, Register's Office for said County, described as follows:

Beginning at an iron pin in the easterly right of way of Brook Hollow Drive, said pin being 480.2 feet more or less, south of the centerline of East Valley Road; and running the following courses and distances: North 80 deg. 26' East 500.6 feet to an iron pin; thence South 1 deg. 25' West, 78 feet to an iron pin; thence South 57 deg. 51' West along a common boundary between the John S. Bransford property and West Meade Farms, Inc., Section I, as of record in Bock 1424, page 47, Register's Office, a distance of 543.2 feet to an iron pin located in the easterly right of way of Brook Hollow Drive; thence around a 547.8 foot radius curve to the right, along the easterly right of way of Brook Hollow Drive, 67.7 feet to an iron pin; thence along the easterly right of way of Brook Hollow Drive, North 5 deg. 41' West a distance of 218.2 feet to the point of beginning.

Being the same property conveyed to Dr. Charles F. Pearson and wife, Mrs. Charles F. Pearson (being one and the same person as June C. Pearson) by deed from John S. Bransford and wife, Helen D. Bransford, of record in Book 2961, page 359, Register's Office for Davidson County;

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 220,000

Subscribed and sworn to before me, this the 15 day of May 19 84

Affiant

My commission expires: 7-27-86 (Affix Seal)

Notary Public

This is improved ( ) property, known as 116 Brookhollow Road (House Number) (Street) Nashville, Tennessee (P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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. except as set out in Exhibit A attached and made a part hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons except as to matters shown in Exhibit A.

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 installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto E. Warner Bass *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:*

Trustors 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 the sum of $ 120,000
or at least the maximum insurable value, until the indebtedness 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 owner or holder of said indebtedness as his interest may appear

* Tennessee, as corrected by Deed of Correction, of record in Book 3569, page 171, said Register's Office.

Trustors further agree 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 trustors 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 [ ] percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

*Now, if trustors 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, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail 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 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 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, ** 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:*

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 indebtedness 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 trustors, their 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

The undersigned, Barry Lee Stillman, husband of Grantee-Trustor joins in this instrument for the purpose of conveying to the Trustee any interest he may have in the property by virtue of his marriage to Leslie S. Stillman or otherwise.

Witness our hands this 15th day of May, 1984.

Charles F. Pearson

Charles F. Pearson

June C. Pearson

June C. Pearson (the same person as Mrs. Charles F. Pearson)

Leslie S. Stillman

Leslie S. Stillman

Barry Lee Stillman

Barry Lee Stillman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Pearson, June C. Pearson, Leslie S. Stillman, Barry Lee Stillman, the within named 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 15th day of May, 1984.

Notary Public

7-27-86
Commission Expires

INSTALLMENT DEED

FROM
Charles F. Pearson et ux

TO
Leslie S. Stillman

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT A TO DEED FROM CHARLES F. PEARSON AND WIFE

TO LESLIE S. STILLMAN DATED MAY 15, 1984

LSS
CAP
JCP
DLB

1. Lien of 1984 taxes which have been pro-rated and are assumed by the Grantee.

2. Agreement for Dedication of sewer easement of record in Book 6186, Page 319 RODC, Tenn.

3. Matters shown in Plan of West Meade Ridge, Section I of record in Book 2854, Page 72 RODC.

4. Restrictive covenants dated November 25, 1946 of record in Book 1427, Page 19 RODC, which are referred to in Deed from John S. Bransford and wife to Charles F. Pearson and wife in Book 2961, Page 359 RODC, to the extent such restrictions apply to the property conveyed herein after the waivers contained in said deed in Book 2961, Page 359 and the subsequent resubdivision of the Bransford property in 1959 as per plan of record in Book 2854, Page 72.

I 2 2 2 I 3'

RUSH

IDENTIF. REFERENCE

MAY 15 11 02 AM '84

REGISTER
DAVIDSON COUNTY, TN

5885 05/15 09.33- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 317

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

220000.00- CAMT.
120000.00- MAMT.
572.00 CSTAX
116.00 MSTAX
.50 PRFEE
9.00 MDEED
CHECK 699.50-
6685A05/15/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2221 3:

IDENTIF. REFERENCE

MAY 15 11 02 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36200