INSTALLMENT DEED

BOOK 6292 PAGE 742

For and in Consideration of the sum of Sixty Thousand and no/100 ($60,000.00)---

---Dollars,

of which -Fifteen Thousand and no/100 ($15,000.00)----------Dollars,

has been paid in cash by James Thomas Lynch and wife Patricia A. Lynch

the receipt of which is hereby acknowledged, and for the remainder Forty-Five Thousand

and no/100 ($45,000.00)----------Dollars,

the said James Thomas Lynch and wife, Patricia A. Lynch have executed their promisorry note dated May 15, 1984 payable to the order of Wendell L. Meacham in the said amount of $45,000.00 payable on or before May 15, 1985, said note bearing interest from date at the rate of eleven percent (11%) per annum payable on the day the note falls due or if the note is prepaid, which may be done without penalty, the interest up to the date of such prepayment shall be paid at the time of the prepayment of the note,

said note providing

~~all of said notes bearing six per cent interest from date, and providing~~ for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Wendell L. Meacham

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have this day bargained and sold, and do hereby transfer and convey unto the said James Thomas Lynch and wife, Patricia A. Lynch their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 18 on the Plan of Hillsboro Park, Section 1, as prepared by Turner Engineering Company, April 19, 1955, of record in Plan Book 2331, pages 30-31, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 205.0 feet on Hillsboro Road, measures 485.0 feet on the North side, 474.1 feet on the South side, and 187.0 feet on the rear.

This is the same property as was conveyed to W.L. Meacham and wife, Catherine C. Meacham from Hillsboro Park, Inc. by deed dated June 10, 1955 of record in Book 2437, page 303 of the Register's Office for Davidson County, Tennessee. Catherine C. Meacham has since died and title is vested solely in Wendell L. Meacham, her surviving spouse.

This conveyance is made subject to restrictive covenants of record in Book 872, Page 505, Register's Office for Davidson County, Tennessee. Also subject to the 1984 taxes which have been prorated as of the date of this deed and are assumed by the Grantees. This conveyance is also subject to any visible easements for utilities and is subject to existing building restrictions and/or zoning ordinances, and is also subject to the Plan of record in Book 2331, page 30-31, said Register's Office which shows an owner's certificate, a 150 foot minimum building setback line from Hillsboro Pike and a 10 ft. easement for Public Utility purposes along the rear line of said lot.

This is unimproved (X) improved ( ) property, known as In the City of Forrest Hills which is in
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)
Metropolitan Nashville and Davidson County, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said James Thomas Lynch and wife, Patricia A. Lynch heirs and assigns forever. I 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 as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said James Thomas Lynch and wife, Patricia A. Lynch, 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 it matures, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said James Thomas Lynch and wife, Patricia A. Lynch do hereby transfer and convey unto Claude Callicott, 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 James Thomas Lynch and wife, Patricia A. Lynch 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 interst 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 James Thomas Lynch and wife, Patricia A. Lynch 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 trust 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 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 James Thomas Lynch and wife, Patricia A. Lynch representatives or assigns.

OFFICIAL RECEIPT

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 Claude Callicott, Trustee, shall be vested in said successor.

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 Wendell L. Meacham, James Thomas Lynch and wife, Patricia A. Lynch hereunto set our hands at Nashville, Tennessee, this the 15th day of May 1984

Wendell L. Meacham

James Thomas Lynch

Patricia A. Lynch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca S. Rhodes, a Notary Public in and for said County and State, the within named Wendell L. Meacham, an unmarried person, James Thomas Lynch and wife, Patricia A. Lynch

the bargainor S, 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 15th day of May, 1984

Rebecca S. Rhodes, Notary Public.

Commission Expires July 27, 1986

STATE OF _____

_____ **County:**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, , a Notary Public of the State and

County aforesaid, personally appeared ,

with whom I 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 .

(over for additional acknowledgements)

I 2 3 1 7

IDENTIF. REFERENCE

MAY 15 3 03 PM '84

FILED AND RECORDED IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM

Wendell L. Meacham

TO

James Thomas Lynch and wife,

Patricia A. Lynch

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

TOOLEY CO NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Thomas Lynch and wife Patricia A. Lynch (NAME)	SAME (NAME)	Map 144-15
3620 Hoods Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 8
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Claude Callicott, Attorney
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: July 27, 1986

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 746

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
			[illegible]	[illegible]	[illegible]
			156.00	CSTAX	
			43.00	MSTAX	
			.50	PRFEE	
			12.00	WDEED	
				CHECK	211.50-
			6795A05/15/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 3 1 7.

IDENTIF. REFERENCE

MAY 15 3 03 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36308