INSTALLMENT DEED

For and in Consideration of the sum of Thirty-Two Thousand and No/100 ----------($32,000.00) Dollars, of which Seven Thousand and No/100----------($7,000.00) Dollars, has been paid in cash by Mabel Hopwood, the Grantee herein, the receipt of which is hereby acknowledged, and for the remainder Twenty-Five Thousand and No/100----------($25,000.00) Dollars, the said Mabel Hopwood has executed an Installment Deed Note of even date in the principal sum of $25,000.00, with interest at 12%, payable to Lena C. Patterson and Grace Smith, as Conservator for Louis L. Patterson, in 119 monthly installments of $300.00 each, commencing July 21, 1984, and a final and 120th installment on June 21, 1994, of the entire remaining unpaid principal plus interest; with each said installment to be applied first to payment of accrued interest at the said rate of 12% and the balance to unpaid principal until the entire amount, both principal and interest, has been paid in full; the final installment being a balloon payment; and to secure said Note and any and all renewals and extensions thereof, in whole or in part;

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, we, LENA C. PATTERSON and GRACE SMITH, as Conservator of Louis L. Patterson, pursuant to the power and authority vested in her by order of the Davidson County Probate Court, have this day bargained and sold, and do hereby transfer and convey unto the said MABEL HOPWOOD, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the westerly part of Lot No. 3 Block "A" on the Map of R.M. Dudley's Subdivision of Blocks "A" and "B" in the Subdivision of a 30 acre tract, as of record in Book 974, page 8, Register's Office for said County.

Said part of Lot No. 3 fronts 100 feet on the easterly margin of Oxford Avenue, and extends back 195 feet on the northerly line and 205 feet on the southerly line to a dead line, measuring 70 feet, more or less, thereon.

BEING the same property conveyed to Louis L. Patterson and wife, Lena C. Patterson, by deed from Merrill Louis Patterson and wife, Anna Arlyne Patterson, of record in Book 2644, page 595, in said Register's Office. The said Louis L. Patterson was adjudged incompetent or disabled under the Conservatorship Law in the Probate Court of said County pursuant to an Order, entered on June 20, 1984, in Minute Book 291, page 583, in the Clerk's Office for said Court, and the Grantor, Grace Smith, makes this conveyance pursuant to the power and authority vested in her by said Order appointing her as Conservator for Louis L. Patters and confriming and approving this conveyance; a certified copy of such Order being recorded in Book 6321, page 862 in said Register's Office.

SUBJECT to a strip 5 feet wide reserved by Kenmore Place, located along the westerly boundary of said Lot, as appearing on said Map or plat.

This is unimproved ( ) improved (X) property, known as 3106 Oxford Street (House Number) (Street) Nashville 37216 (P. O. Address: City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mabel Hopwood, her 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 said real estate to said Mabel Hopwood, her 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 me in hand paid, I, the said Mabel Hopwood

do hereby transfer and convey unto Gary D. Copas, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Mabel Hopwood 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 the insurable value 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.

I 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 I 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 I, the said Mabel Hopwood 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 I 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; I 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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. I 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. I 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 Mabel Hopwood, her 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 Gary D. Copas, 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 Lena C. Patterson and Grace Smith as Conservator for Louis L. Patterson, and the said Mabel Hopwood hereunto set our hands at Nashville, Tennessee, this the 21 day of June 1984

BOOK 6321 PAGE 870

Lena C Patterson
LENA C. PATTERSON

Mabel Hopwood
MABEL HOPWOOD

Grace Smith
GRACE SMITH as Conservator
for Louis L. Patterson

STATE OF TENNESSEE
DAVIDSON **County**

Personally appeared before me, Gary D. Copas, a Notary Public in and for said County and State, the within named Lena C. Patterson, Grace Smith as Conservator for Louis L. Patterson, and Mabel Hopwood

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of June, 19 84

Gary D. Copas, Notary Public.

Commission Expires 11-25-84

GARY D. COPAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County.

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the , a corporation, and that he as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at Nashville, Tennessee, this day of , 19

, Notary Public.

Commission Expires

I 3 D 37 IDENTIFICATION REFERENCE JUN 27 12 33 PM '84 FEE $ REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

INSTALLMENT DEED

FROM
LENA C. PATTERSON and
GRACE SMITH, Conservator
TO
MABEL HOPWOOD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mabel Hopwood (NAME)	Mabel Hopwood (NAME)	72-7
3106 Oxford St. (STREET ADDRESS OR ROUTE NUMBER)	3106 Oxford St. (STREET ADDRESS)	136
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

COPAS & HAMILTON
Attorneys at Law
108 N. Greenwood St.
Lebanon, TN 37087

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,000.00 Mabel Hopwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June 1967

Notary Public

MY COMMISSION EXP 11-25-

STATE OF TENNESSEE
DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6321 PAGE 872

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32000.00- CAPT.
25000.00- CAPT.
63.20 CRTAX
23.00 MGTAX
.50 PRFEE
12.00 MREC
CHECK 118.70-
7210A06/22/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 30937

IDENTIF. REFERENCE

JUN 22 12 33 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046445