Prepared By: King, Ballow & Little
24th Floor
First American Center
Nashville, TN 37238

INSTALLMENT DEED

NEW OWNER:
Robert E. Ellis
1144 Greenfield Ave.
Nashville, TN 37216

SEND TAX BILLS TO:

Robert E. Ellis
1409 Oakland Acres Dr.
Madison, TN 37115

MAP-PARCEL NUMBERS:
72-3
285

BOOK 6460 PAGE 461

FOR AND IN CONSIDERATION of the sum of FIFTH-TWO THOUSAND FIVE HUNDRED and NO/100 ($52,500.00), Dollars of which TWENTY THOUSAND and NO/100 ($20,000.00) Dollars has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder THIRTY-TWO THOUSAND FIVE HUNDRED and NO/100 ($32,500.00) Dollars, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, have executed one note of even date payable to the order of ROBERT M. McGLOTHLIN and JULIA ANN GOODRICH to secure the payment of said indebtedness, principal, interest, and attorney fees, and a lien is expressly retained on the land herein conveyed. ROBERT M. McGLOTHLIN and JULIA ANN GOODRICH have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT E. ELLIS and wife, EVELYN S. ELLIS, their heirs and assigns certain real estate in Davidson County, Tennessee as follows:

BEING the easterly part of Lot No. 99 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lot 99 fronts 68.8 feet on the southerly side of Greenfield Avenue and runs back between lines, 189.75 feet on the easterly line, along the westerly margin of Katherine Street, and 187.5 feet on the westerly line, to the northerly line of Lot 76, measuring 68.8 feet thereon.

BEING the same property conveyed to THELMA WALKER McGLOTHLIN by deed of record in Book 4523, page 320, Register's Office for Davidson County, Tennessee, the said Thelma Walker McGlothlin having since died leaving the Grantors as her only heirs-at-law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00 Subscribed and sworn to before me, this the 26 day of ~~November~~ Dec., 1984.

Robert E. Ellis
Affiant

My Comm Exp. 7/18/87 Lloyd M. Pate

This is improved property known as 1144 Greenfield Avenue, Nashville, Tennessee 37216.

TO HAVE AND HOLD 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 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 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 herein provided, and for the consideration of One Dollar paid in cash, receipt of which is acknowledged, the said ROBERT E. ELLIS and wife, EVELYN S. ELLIS, hereinafter referred to as trustors, hereby transfer and convey unto FRANK S. KING, JR., 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 $_____, 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 their interest may appear.

Trustors further agree to pay all taxes and assesments 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 hereinafter 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 12 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, statutory right of redemption, homestead, dower and all other exemptions (statutory and common law) 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:

1st. 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 Register's Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee be vested in said successor.

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

Witness our hands this 26 day of ~~November~~ October, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E. Ellis
ROBERT E. ELLIS

Robert M. McGlothlin
ROBERT M. McGLOTHLIN

Evelyn S. Ellis
EVELYN S. ELLIS

Julia Ann Goodrich
JULIA ANN GOODRICH

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

Personally appeared before me, _____,
a Notary Public in and for said County and State, _____,
the within named bargainor, ROBERT M. McGLOTHLIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Pittsburgh
Pennsylvania, this 26 day of November, 1984.

NOTARY PUBLIC

My Commission Expires:

JOSEPH M. LUDWIG, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires July 22, 1985

STATE OF NEW MEXICO)
COUNTY OF DONA ANA)

Personally appeared before me, _____,
a Notary Public in and for said County and State, _____,
the within named bargainor, JULIA ANN GOODRICH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Las Cruces, New Mexico this 12th day of ~~November~~ December, 1984.

Antonia T. Lozano
NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
~~ANTONIA T. LOZANO~~
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires Oct. 30, 1988

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, LLOYD W. PATE, a Notary Public in and for said County and State, the within named bargainors, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this 26 day of December, 1984.

Lloyd W. Pate
NOTARY PUBLIC

My Commission Expires:

9/18/87

I. 7. 3 2. 5. 9

T
IDENTIF. REFERENCE

DEC 28 1 39 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6460 PAGE 466

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
			52500.00- CAMT.	
			32500.00- MAMT.	
			136.50 CSTAX	
			30.50 MSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	182.50-
9305A	12/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 2 5 9

IDENTIF. REFERENCE

Dec 28 1 39 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97038