INSTALLMENT DEED

For and in Consideration of the sum of Twenty-Seven Thousand and No/100 Dollars ($27,000.00) Dollars,

of which Eight Thousand and No/100 Dollars ($8,000.00) Dollars,

has been paid in cash by O. E. Richeson and wife, Grace Richeson,

the receipt of which is hereby acknowledged, and for the remainder Nineteen Thousand and No/100 Dollars ($19,000.00) Dollars,

the said O. E. Richeson and wife, Grace Richeson, have

paid in the form of a Promissory Note, payable together with interest at the rate of ten percent (10%) per annum on the unpaid principal balance in one hundred eighty (180) monthly payments beginning on the 19th day of August, 1985, and continuing on the 19th day of each succeeding month thereafter until the entire amount of principal and interest is paid in full, with all payments to be applied first to interest and the remainder to principal,

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,

Herman C. Jent and wife, Hilda S. Jent,

have this day bargained and sold, and do hereby transfer and convey unto the said

O. E. Richeson and wife, Grace Richeson, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 18 on the plan of Irvington as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the northerly side of West Cahal Avenue and runs back 169.16 feet on the westerly line and 169.41 feet on the easterly line to a dead line and measures 60 feet thereon.

Being the same property conveyed to Robert L. Graham and wife, Nora L. Graham, by deed from Elizabeth Tate of record in Book 3948, page 792, Register's Office for Davidson County, Tennessee, said Robert L. Graham having predeceased Nora L. Graham, and said Nora L. Graham having since died and devised the subject property to Herman C. Jent by Will of record in Will Book 148, page 849, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1023 Cahal Avenue, Nashville, TN
(House Number) (Street) 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 O. E. Richeson and wife, Grace Richeson, 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 O. E. Richeson and wife, Grace Richeson, 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 they mature, as hereinafter provided, and for the consideration of one dollar, to me in hand paid, we, the said O. E. Richeson and wife, Grace Richeson, do hereby transfer and convey unto John T. Blankenship, 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 O. E. Richeson and wife, Grace Richeson, 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.

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 O. E. Richeson and wife, Grace Richeson, 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; or if 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, 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. 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 O. E. Richeson and wife, Grace Richeson 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 John T. Blankenship, 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 Herman C. Jent and wife, Hilda S. Jent, and O. E. Richeson and wife, Grace Richeson, hereunto set our hands at Nashville, Tennessee, this the 19th day of July 1985

Herman C Jent

Hilda S. Jent

O E Richeson

Grace Richeson

STATE OF TENNESSEE

Davidson **County**

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

Herman C. Jent and wife, Hilda S. Jent, and

O. E. Richeson and wife, Grace Richeson,

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 19th day of July 1985

Paul G Blankenship, Notary Public.

Commission Expires 7/17/88

STATE OF TENNESSEE

Davidson **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 _____

BOOK 6610 PAGE 672

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

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 _____

J 2 2 0 6 2

IDENTIF. REFERENCE

JUL 19 1 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. E. Richeson, et ux	O. E. Richeson, et ux	72-13; 45
(NAME)	(NAME)	
300 McKennell Drive	300 McKennell Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206	Nashville, Tennessee 37206	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail THIS INSTRUMENT WAS PREPARED BY

John T. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00

O. E. Richeson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1985

Notary Public

MY COMMISSION EXPIRES: 7/17/88

NOTARIAL SEAL

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6610 PAGE 673

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27000.00- CO'VT.
19000.00- MO'VT.
70.20 CSTAX.
17.00 MSTAX.
.50 PRFE.
12.00 WDEED
CHECK 22.70-
9407A07/19/85 84 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 0 6 2

IDENTIF. REFERENCE

JUL 19 1 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155563