PREPARED BY:
J. C. DALE, JR., ATTORNEY
Suite 205, 162 Fourth Avenue, No.
Nashville, Tennessee 37219

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harold E. Reasonover and wife, Mary B. Reasonover	Same	Map 40
299 South Kemper Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 132
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00)---------- Dollars,

of which the sum of TWENTY-ONE THOUSAND SIX HUNDRED SEVENTY AND NO/100 ($21,670.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder FORTY-THREE THOUSAND THREE HUNDRED THIRTY AND NO/100 ($43,330.00)---------- Dollars, the undersigned, Harold E. Reasonover and wife, Mary B. Reasonover have executed their Promissory Installment Deed Note of even date herewith payable in two (2) installments of TWENTY-ONE THOUSAND SIX HUNDRED SIXTY-FIVE AND NO/100 ($21,665.00) DOLLARS each with interest at the rate of ten (10%) per cent per annum from the date hereof until each installment is paid. The first such installment in the amount of TWENTY-ONE THOUSAND SIX HUNDRED SIXTY-FIVE AND NO/100 ($21,665.00) DOLLARS with interest is due and payable on or before the 30th day of June, 1986, and the second or final installment of TWENTY-ONE THOUSAND SIX HUNDRED SIXTY-FIVE AND NO/100 ($21,665.00) DOLLARS with interest is due and payable on or before the 1st day of January, 1987. And said Note

providing 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, I, Margaret Spain Lambert,

have this day bargained and sold, and do hereby transfer and convey unto the said Harold E. Reasonover and wife, Mary B. Reasonover, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being an one-half (1/2) undivided interest in land in the Tenth (10th) (formerly the Twenty-Second (22nd)) Civil District of Davidson County, Tennessee, known as the Hutchison Homeplace Property consisting of a 72 acre tract, more or less, conveyed to John Hutchison by Deeds of record in Book 75, Page 623, Book 81, Page 522, and Book 448, Page 352, Register's Office for said County, but there is excluded from this conveyance however, all right, title and interest in and to 20 acres, more or less, conveyed to John Hutchison Heirs by Deed of Commissioners of record in Book 448, Page 352, said Register's Office which was conveyed by Ike N. Hutchison, Mary Belle Ipock, Frank M. Hutchinson, Mrs. Frances P. Sweeney, Mrs. Mary O. Holman, Mrs. Florence O. Abernathy, Mrs. Louise O. Wynne, Mrs. Margaret O. Spain and Edward Owens, as all the heirs at law of John Hutchison, to Nellie S. Burks by Deed of record in Book 4265, Page 856, said Register's Office; and in addition there is excluded from this conveyance that portion of the 72 acre tract required to complete the one-third (1/3) share of Ike N. Hutchison therein conveyed to Nellie S. Burks in accordance with said Deed.

The one-half (1/2) undivided interest of Margaret Spain Lambert in said lands hereby conveyed was vested in her as follows:

By inheritance as one of the heirs of John Hutchison, deceased an one-ninetieth (1/90); and by Deeds from other heirs of John Hutchison, deceased of their interests as follows: From Frank M. Hutchinson, two-ninths (2/9) by Deed dated May 7, 1973 of record in Book 4726, Page 88; From Frances P. Sweeney, one-eighteenth (1/18) by Deed dated May 21, 1973 of record in Book 4726, Page 84; and from Mary O. Holman, Florence O. Abernathy, Louise O. Wynne and Edward Owens, an one-ninetieth (1/90) each by Deed dated June 30, 1973 of record in Book 4726, Page 86, all of said Deeds being recorded in the Register's Office of Davidson County, Tennessee. All of the aforesaid Deeds named in addition to Margaret O. Spain her then husband, Archie G. Spain as one of the Grantees. However the interest in said properties under said Deeds of Archie G. Spain was divested out of him and vested in Margaret Elizabeth Spain (the same person as Margaret Spain Lambert) by a Final Divorce Decree in Cause No. 82873 in the Davidson County Circuit Court, entered September 22, 1976 in Minute Book 101-B, Page 1306, now of record in the Circuit Court Clerk's Office of said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 31st day of December, 19 85

Affiant

My commission expires: 3/27/89 (Affix Seal)

Notary Public

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This is improved (XX) unimproved ( ) property, known as Old Hickory Blvd. (House Number) (Street) Nashville TN 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 Harold E. Reasonover and wife, Mary B. Reasonover, and their XXXXXXXX, *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 for current Metropolitan Taxes. I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their XXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

In consideration of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles O. Lambert, husband of Margaret Spain Lambert, joins in this Deed to relinquish and convey to Grantees any and all marital rights he may have or claim in and to the undivided one-half (1/2) interest in the aforedescribed property herein conveyed.

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 hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Harold E. Reasonover and wife, Mary B. Reasonover *hereinafter referred to as trustors, hereby transfer and convey unto* David Spain, *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 $ NONE *, 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.*

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 6 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, 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. 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.

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

Witness our *hands this* 31st *day of* December, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FELIX Z. DYER REGISTER DAVIDSON COUNTY IDENTIFICATION REFERENCE 6925

MARGARET SPAIN LAMBERT
Margaret Spain Lambert

CHARLES O. LAMBERT
Charles O. Lambert

HAROLD E. REASONOVER
Harold E. Reasonover

MARY B. REASONOVER
Mary B. Reasonover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, *a Notary Public in and for said County and State,* Margaret Spain Lambert and husband, Charles O. Lambert and Harold E. Reasonover and wife, Mary B. Reasonover

~~*the within named bargainor, 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* 31st *day of* December, *19* 85

Judy M. Butler *Notary Public*

Commission expires 3/27/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			660[illegible].00-	
			43330.00	RSTAX
	VB		43320.00-	RSTAX
			43[illegible]0.00-	RSTAX
			169.00	CSTAX
			41.30	RSTAX
			.50	PRFEE
			6.00	MDEED
				CHECK 816.30-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

161CA1278178[illegible]

65253

IDENTIFICATION REFERENCE

Dec 31 3 06 PM '85

FELIX Z. WILSON RE REGISTER
DAVIDSON COUNTY, TN

No. 206478