This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

MARTHA R. WALLACE, et vir,

F. COMPTON WALLACE

TO

JAMES D. HALEY, Trustee

For draftsman's use

THIS INSTRUMENT PREPARED BY:
WILLIAM B. BRUCE
Attorney at Law
1610 Parkway Towers
404 James Robertson Parkway
Nashville, TN 37219
(615) 244-5432

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Haley, Trustee (NAME)	Same (NAME)	147 11 39
P.O. Box 11209 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DU 00620
Nolensville, TN 37135 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

6.9 1 6.0.

IDENTIFICATION REFERENCE

JAN 16 9 19 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$120,000.00 James D. Haley, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 86

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty Thousand and No/100 Dollars ($120,000.00) DOLLARS

of which $ -0- has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his Installment Deed Note of even date in the principal sum of One Hundred Twenty Thousand and No/100 Dollars ($120,000.00) to be paid in sixty (60) monthly payments at ten percent (10%) interest amortized over twenty (20) years. The sixtieth payment shall be a balloon payment for the balance of the note.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

MARTHA R. WALLACE et vir, F. COMPTON WALLACE

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JAMES D. HALEY, Trustee,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the Map of the Ensley Lands, a plan of which is of record in Plan Book 1, page 24, Chancery Court at Nashville and described according to a copy of a survey thereof made September 30, 1949, by George W. Watkins, Surveyor, as follows:

Beginning at a point in the southerly margin of Nolensville Road in the original east line of said Lot No. 5, being the northwest corner of Alvin E. Graham, Jr.; thence along Graham's west line along a fence, south 6 deg. 30' west 576 feet to a stone at the northeast corner of a tract of six acres, more or less, conveyed to Squire Pratt, Jr. by deed of record in Book 1041, page 187, thence along his north line, along a fence, North 67 deg. 45' West 319 feet to the southeast corner of the tract partitioned to Squire Pratt by deed of record in Book 496, page 626, said Register's Office; thence along the east line of said tract along a fence, North 19 deg. 45' east 600 feet to a point in the south margin of Nolensville Road, which point is 180 feet east of the easterly margin of a 50 foot lane; thence along the margin of Nolensville Road, 56 deg. East 195 feet to the point of beginning, containing 3.34 acres, more or less.

Included but Excluded from the above description is that portion of the land acquired by the State of Tennessee for the purposes of widening Nolensville Road by deed of record in Book 4204, page 587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha R. Wallace, by deed from Caesar E. Urrutia, Trustee, and Caesar E. Urrutia, Individually and wife Christine M. Urrutia of record in Book 4741, page 799, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 4611 Nolensville Road, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the 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 the 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 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto William B. Bruce 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 grantees 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 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 grantees, 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 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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 15 day of January 19 86.

Martha R. Wallace
MARTHA R. WALLACE

James D. Haley, Trustee
JAMES D. HALEY, Trustee

F. Compton Wallace
F. COMPTON WALLACE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WILLIAM B. BRUCE, a Notary Public in and for said County and State, the within named MARTHA R. WALLACE, F. COMPTON WALLACE and JAMES D. HALEY, Trustee the bargainors, 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 January, 19 86.

William B. Bruce
Notary Public.

Commission expires April 19, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am 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 _____.

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

RECEIVED OF _____

FOR _____

BOOK 6763 PAGE 376

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

120000.00- CAMT.
120000.00- MAMT.
312.00 CSTAX
116.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 436.50-
6243A01/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 6 0

IDENTIFICATION REFERENCE

JAN 16 9 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210984