INSTALLMENT DEED

For and in Consideration of the sum of Twenty-five Thousand and 00/100---------- ----------($25,000.00)---------- Dollars, of which Five Thousand and 00/100 ($5,000.00)---------- Dollars, has been paid in cash by Madeline Lambert (the "Grantee") the receipt of which is hereby acknowledged, and for the remainder Twenty Thousand and 00/100 ($20,000.00)---------- Dollars, the said Madeline Lambert has executed a certain Installment Deed Note of even date in the principal amount of $20,000.00 with interest at 12% per annum, payable to Henry L. Trail and wife, Lillie G. Trail, or order, in 36 monthly installments as follows:
On the 17th day of February 1986, the sum of $300.00, and a like sum of $300.00 on the 17th day of each succeeding month, and the final and 36th installment of the unpaid principal and interest, being a balloon payment, on the 17th day of January, 1989, subject to the terms and conditions therein, and to secure said Note and all extensions and renewals thereof;

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, Henry L. Trail and wife, Lillie G. Trail

have this day bargained and sold, and do hereby transfer and convey unto the said Madeline Lambert, a widow, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1, on the Plan of Section One, Normal Heights, as of record in Book 2331, Page 21, Register's Office for said County.

SAID Lot No. 1, fronts 61 feet on the north side of Delk Avenue and runs back 150 feet on the west line and 178.8 feet on the east line to a dead line in the rear measuring 46.1 feet thereon.

BEING the same property conveyed to Henry L. Trail and wife Lillie G. Trail, by quitclaim deed from Ernest Earl Smith, of record in Book 5946, Page 294, in the Register's Office of Davidson County, Tennessee; and furthermore being the same property conveyed to Henry L. Trail and wife, Lillie G. Trail, by deed from Richland Development Company, Inc., of record in Book 2445, Page 135, in said Register's Office.

SUBJECT to restrictions of record in Book 2337, Page 497, in said Register's Office; and furthermore, subject to a 31 foot minimum setback line, a 10 foot easement for public utilities along the east property line, and a 20 foot easement for public utilities along the rear property line as shown on the plan of record in Book 2331, Page 21, in said Register's Office.

This is unimproved ( ) improved (X) property, known as 2610 Delk 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 Madeline Lambert, 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 Madeline Lambert, 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 Madeline Lambert, a widow,

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 Madeline Lambert

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 Madeline Lambert 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 the said Madeline Lambert, 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.

BOOK 6772 PAGE 169

IN WITNESS WHEREOF, we, the said Henry L. Trail and wife, Lillie G. Trail and Madeline Lambert hereunto set our hands at Nashville, Tennessee, this the 17th day of January 19 86

Henry L. Trail
Henry L. Trail

Lillie G. Trail
Lillie G. Trail

Madeline Lambert
Madeline Lambert

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry L. Trail and wife, Lillie G. Trail and Madeline Lambert,

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 17th day of January, 19 86

Gary D. Copas, Notary Public.

Commission Expires 11-30-88

GARY D. COPAS NOTARY PUBLIC AT LARGE 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 _____

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6772 PAGE 170

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 _____

7.23220

IDENTIFICATION REFERENCE

JAN 29 12 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
Henry L. Trail and wife

TO
Lillie G. Trail

Madeline Lambert

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline Lambert	Same	81-10
(NAME)	(NAME)	
2607 Delk Avenue		33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

GARY D. COPAS
Attorney at Law
216 Third Avenue North
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00 Madeline Lambert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 1986

Gary D. Copas
Notary Public

MY COMMISSION EXPIRES: 11-30-88

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____ BOOK 6772 PAGE 171

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

[illegible].00-	CAMT.
[illegible].00-	MAMT.
65.00	CSTAX
18.00	MSTAX
.50	PRFEE
12.00	MDEED
CHECK	95.50-
0386A01/29/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2320

IDENTIFICATION REFERENCE

JAN 29 12 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214742