This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

GLENN D. RYANS, et ux

TO

LESTER E. LOCKHART, JR., et ux, et al

The Name & Address of a Property Owner:
Lester E. Lockhart, et ux, et al (NAME)
5016 Briarwood Dr. (STREET ADDRESS OR ROUTE NUMBER)
Nashville Tn. 37211 (CITY) (STATE) (P. O. ZIP)

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
730 Stahlman Building
Nashville, TN 37201

The Name & Address of Mortgagee:
Metropolitan Federal Savings & Loan Association (NAME)
230 Fourth Avenue, North (STREET ADDRESS)
Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)

MAP-PARCEL NUMBERS
Map 146-16
Parcel 34

(FOR REGISTER'S USE)

37980

IDENTIFICATION REFERENCE

SEP 3 11 44 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August, 1986

Donna L. Roberts
Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eighty One Thousand ------And No/00 ---------- ($81,000.00) ---------- **DOLLARS**

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one promissory note of even date herewith in the principal sum of $71,000.00 bearing interest at 10% per annum, payable to the order of Glenn D. Ryans and Nancy M. Ryans in monthly installments of $602.91 each commencing October 1, 1986, and continuing until paid, including principal and interest. A 8% late charge will be charged after the 11th day of each month. Escrow payments will be paid annually, equal to annual taxes and insurance. Taxes by December 31 annually, insurance by the annual anniversary date. This loan is not assumable without prior written consent of sellers.

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,

Glenn D. Ryans and wife, Nancy M. Ryans,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Lester E. Lockhart, Jr. and wife, Martha Jayne Lockhart, a 1/2 undivided interest, and Douglas C. Lockhart [redacted], a 1/2 undivided interest, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 85 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the northerly margin of Brentlawn Road at the corner of Lot Nos. 85 and 86, thence with a line between said two lots northerly 108 feet to the corner of Lots Nos. 84 and 85; thence with a line between said two lots easterly 140.7 feet to the westerly margin of Rochelle Drive; thence with said drive southerly 91.4 feet to the beginning of a curve, thence around said curve southwesterly 40.6 feet to the northerly margin of Brentlawn Road; thence with said road westerly 120.4 feet to the beginning.

Being the same property conveyed to Glenn D. Ryans and wife, Nancy M. Ryans, by deed from Araminta McCullough Williams, et vir, of record in Book 677, page 538, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust recorded in Book 5023, page 786, Register's Office for Davidson County, Tennessee, not assumed by buyers, which grantors agree to pay according to terms therein, which lien is encompassed within and embranced by the Vendor's Lien herein created and should grantors for any reason fail to pay same as due, grantees may do so and deduct sums paid from that due on this Vendor's Note.

This is unimproved ( ) improved (X) property, known as 448 Rochelle Drive (House Number) (Street) P. O. Address: Nashville, TN 37220 (City or Town) (Postal Zone)

[redacted]

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 represenatives, 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 J.A. Carney, 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 $ Ins. Int. 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, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are hereby expresely 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 beapplied 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 29th day of August, 19 86.

Glenn D. Ryans

Nancy M. Ryans

Lester E. Lockhart

Martha Jayne Lockhart

Douglas C. Lockhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Glenn D. Ryans, Nancy M. Ryans, Lester E. Lockhart and Martha Jayne Lockhart, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 19 86.

Donna H. Roberts Notary Public

Commission expires 4-19-87

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Lockhart [redacted], the 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 Los Angeles, California, [redacted], this 28th day of August, 1986

OFFICIAL SEAL
GEORGE A. BIVINS JR.
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My comm. expires April 13, 1990

George A. Bivins Jr. Notary Public.

Commission expires [redacted]

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

RECEIVED OF _____

FOR _____

BOOK 6967 PAGE 438

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
			81000.00 CAMT.	
			71000.00- MAMT.	
			286.80 CSTAX	
			69.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	302.80
7317	A	09/03/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37980

IDENTIFICATION REFERENCE

SEP 3 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290231