This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
HAMILTON J. WALKER AND WIFE,
KATHRYN E. WALKER

TO
WILLIAM D. EPLEY AND WIFE,
TO: BARBARA S. EPLEY
JOHN G. DOAK, TRUSTEE

For draftsman's use
Mail
DOAK & HOLLAND ATTORNEYS
2740-A OLD LEBANON RD
NASHVILLE TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Epley (NAME)	William D. Epley (NAME)	105-8 P. 48
2619 Colbert Dr. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	93-16 P. 360
NASH TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	105-3 P. 227 ac E

(FOR REGISTER'S USE)

78693

IDENTIFICATION REFERENCE

Dec 31 3 35 PM '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:

$ 36,500.00 W D Epley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 1986.

Notary Public

MY COMMISSION EXPIRES: 12 Nov 1989

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty Six Thousand Five Hundred and No/100----------($36,500.00)----- DOLLARS

of which $ 2,500.00 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 an Installment Deed Note payable to the order of Hamilton J. Walker and wife, Kathryn E. Walker in the amount of $34,000.00 payable as follows: One Hundred Thirty-Two (132) equal, successive monthly installments of Three Hundred Forty-Two and .84/100 Dollars each ($342.84) including both principal and interest at the rate of Seven Percent (7%) per annum, with the 1st such installment being due on or before February 1, 1987; and an additional payment of Two Thousand Five Hundred Dollars ($2,500.00) principal payable on or before April 1, 1987.

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,

HAMILTON J. WALKER AND WIFE, KATHRYN E. WALKER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

WILLIAM D. EPLEY AND WIFE, BARBARA S. EPLEY

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

THREE TRACTS of land in Davidson County, Tennessee, described on Attachment "A" attached hereto:

Consideration is allocated as follows: Tract 1, = $12,000., Tract 2 = $6,500., and Tract 3 = $18,000. Grantees, heirs and assigns may sell any of said Tracts and obtain partial releases as to the same by paying Grantors, heirs or assigns Thirty-Two Percent (32%) of the outstanding indebtedness as to Tract 1, and Eighteen (18%) percent of the outstanding indebtedness as to Tract 2 and Fifty Percent (50%) of the outstanding indebtedness as to Tract 3. There shall be no prepayment penalty and the Note may be assumed.

This is unimproved ( ) improved ( ) property, known as ---------- (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 John G. Doak, Trustee 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 $ full insurable amount 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:

Statutory right of redemption is expressly waived by grantees

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 31 day of December 1986.

Hamilton J. Walker
HAMILTON J. WALKER:

William D. Epley
WILLIAM D. EPLEY:

Barbara S. Epley
BARBARA S. EPLEY:

Kathryn E. Walker
KATHRYN E. WALKER:

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 Hamilton J. Walker and wife, Kathryn E. Walker and William D. Epley and wife, Barbara S. Epley the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of December, 1986

John G. Doak, Notary Public.

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 3 May 89

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 _____

DESCRIPTION

CERTAIN Tracts or parcels of land located in Davidson County, Tennessee, described as follows:

TRACT 1, being located at 1302 1st Avenue, South, Nashville, Davidson County, Tennessee, and being described as follows:

LOT NO. 20 on the northerly one-half of Lot No. 19 on the Plan of the subdivision of D.F. Wilkins lands as of record in Book 57, Page 113, Register's Office for said County. Said Lot 20 and the northerly part of Lot 19 front together, 37 and one-half feet on the easterly side of 1st Avenue, South, formerly Schaefer Street and run back between parallel lines 125 feet to an alley.

TRACT 2, being 85 Donelson Street, Nashville, DAvidson County, Tennessee, and being described as follows:

The northerly one-half of Lot 8, Block "C" on the Plan of Hermitage Addition of record in Book 57, Page 43, Register's Office for said County.

Said part of Lot 8 of Block "C" fronts 25 feet on the easterly side of Donelson Street and runs back between parallel lines 150 feet to an alley.

TRACT 3, being part of Lot 12 on the Plan of John Nelson's Addition to South Nashville, of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the west margin of Third Avenue, South, 17.6 feet north of the southeast corner of said Lot 12, being the northeast corner of the land conveyed to Nashville Gas and Heating Company by deed of record in Book 1643, Page 177; thence along their north line westerly 140 feet to a point; thence northerly 49.9 feet to a point; thence easterly 140 feet to the west margin of Third Avenue South; thence with the margin of the same, southerly 49.9 feet to the point of beginning.

SAID Tract 1 was conveyed to D. J. White by County Court Clerk's Deed following a public auction, pursuant to a Court decree, which Deed is of record in Book 1163, Page 592, Register's Office for Davidson County, Tennessee; and, Tract 2, was conveyed to D.J. White by warranty deed from Rev. William L. Adrian, Bishop of the Roman Catholic Church for the Diocese of Nashville, by deed of record in Book 1248, Page 473, Register's Office for Davidson County, Tennessee; the said D.J. White having died testate on April 9, 1973 (said Will of record in Will Book 106, Page 683, Probate Court Clerk's Office for Davidson County, Tennessee) by which Will said Tracts 1 & 2, hereinabove described, were devised to Mrs. Margaret Walker for her life, with the remainder at her death to Hamilton J. Walker; the said Mrs. Margaret Walker having died April 26, 1985, and said property having thus passed to Hamilton J. Walker, who was and is married to Kathryn E. Walker.

SAID Tract 3, hereinabove described, being property conveyed to William Thomas White by deed from Myrtle Goodman, a Widow, as of record in Book 2485, Page 199, Register's Office for Davidson County, Tennessee; and devised to Kathryn E. Walker by Will of William Thomas Walker, deceased, as of record in Will Book 141, Page 173, Probate Court Clerk's Office for Davidson County, Tennessee, W.T. White and William Thomas White being one and the same person; and, Kathryn E. Walker and Kathryn Walker being one and the same person.

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

RECEIVED OF _____

FOR _____

BOOK 7090 PAGE 549

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

36500.00- CONT.
34000.00- MORT.
102.00 CSTAX
32.00 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 143.70-1
3552A12/31/86.BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78693

IDENTIFICATION REFERENCE

Dec 31 3 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No29219