This Form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED**

Form No. WD-4

**FROM**

SAM KNIGHT and wife,

ANGIE KNIGHT

**TO**

RICHARD T. EBATA

For draftsman's use

This instrument prepared by:
Harold E. Collins, Attorney
4800 Charlotte Avenue
Nashville, TN 37209

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 40,000.00

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard T. Ebata (NAME) | Same (NAME) | 91-12 |
| 7704 Cotton Blossom Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | parc. 169 |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

6339 2

IDENTIFICATION REFERENCE

SEP 8 4 01 PM 87

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:

$ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~August~~ SEPTEMBER 19 87.

Notary Public

MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**FOR AND IN CONSIDERATION OF** the sum of Fifty-Five Thousand and NO/100.... ($55,000.00)

of which $ 15,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said ~~Grantee~~ grantee has this date executed his promissory note payable to Sam Knight and wife, Angie Knight, in the principal amount of $40,000.00 payable in four (4) annual payments, as follows: (1st) $14,000.00; (2nd) $13,000.00; (3rd) $12,000.00; (4th) $11,000.00. Said payments include interest at the rate of ten (10%) percent per annum and are to be applied first to interest and the remainder to principal. The first payment is due and payable the 2nd day of September, 1988, and the subsequent payments are due on the same day and month of each succeeding year thereafter. This indebtedness may be paid in part or in full at any time without penalty.

*** See Below, for additional covenants and agreements.

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,

we, Sam Knight and wife, Angie Knight,

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

Richard T. Ebata

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

BEING Lots No. 312 and 314 of Block No. 35, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots adjoin and front together 50 feet on the south side of Alabama Avenue and extend back southwardly between parallel lines and with the east margin of a 25 foot alley 150 feet to an alley in the rear.

BEING the same property conveyed to Sam Knight and wife, Angie Knight, by deed from Johnnie B. Davidson and wife, Norma Ruth Davidson, of record in Book 6753, page 608, Register's Office for Davidson County, Tennessee.

*** Additional Covenants and Agreements - No demolition or remodeling of buildings shall be permitted by Buyer without written consent of Seller, which shall not be unreasonably withheld. Seller agrees that in the event of default by Buyer, he shall have no recourse for payment of the indebtedness over and above that paid at closing and any subsequent payments pursuant to the terms of the instrument and Buyer shall not be entitled to reimbursement to any payments made to Seller nor for cost of improvements.

This is ( ) unimproved ( X ) improved property, known as 4407 Alabama Avenue, Nashville, TN 37209
(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 H. E. Collins 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 $ insurable interest in improvements 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 expresly 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.

Wherever 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 3RD day of SEPTEMBER 19 87.

Sam Knight
SAM KNIGHT

Richard T. Ebata
RICHARD T. EBATA

Angie Knight
ANGIE KNIGHT

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 Sam Knight and wife, Angie Knight, and Richard T. Ebata

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 3RD day of SEPT, 19 87.

H. E. Collins
Notary Public

H. E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 3-11-90

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, (or proved to me on the basis of satisfactory evidence), 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 7347 PAGE 342

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 50000.00- | CAMT. |
| | | | 40000.00- | MAMT. |
| | | | 154.00 | CSTAX |
| | | | 38.00 | MSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 193.50- |
| 0458A09/08/87 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 3 9 2

IDENTIFICATION REFERENCE

SEP 8 4 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14184