Installment Deed

Box 20

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray Hammontree etal.	Ray Hammontree	Map 62
(NAME) Music Valley Drive	(NAME) 1420 Harwood Drive	Par. 13.1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN. 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Eight Thousand and no/100 ($58,000.00) *Dollars,*

of which Six Thousand and no/100 ($6,000.00) **BOOK 7503 PAGE 873** *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Fifty Two Thousand and no/100 ($52,000.00) *Dollars,*

Ray Hammontree, Ben Dempsey and Tommy Wilkerson *have executed*

an Installment Deed Note payable to the order of Robert O. Mallernee, Jr. and P.L. Severy of even date with interest at the rate of Eleven (11%) Percent payable in quarterly payments of Three Thousand Four Hundred Fourteen and 93/100 ($3,414.93) beginning June 1, 1988, and thereafter in consecutive quarterly payments until paid in full.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $52,000.00."

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, Heirs of Julia L. Mallernee, her son, Robert O. Mallernee, Jr.; and P.L. Severy

have this day bargained and sold, and do hereby transfer and convey unto the said Ray Hammontree, Ben Dempsey and Tommy Wilkerson *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows.

Land located in the 3rd Civil District of Davidson County, Tennessee, being a part of Lot No. 6 of the Robert Young Farm Subdivision, as of record in Book 421, Page 140, Register's Office for said County, and described according to a survey by Ernest Medlin, dated March 15, 1975, as follows:

Being at an iron pin in the southwesterly margin of Music City Drive, formerly Elzie Miller Road, said point being the northwest corner of said tract and the northeast corner of a tract of land conveyed to Johnny Hendrixson, et. ux., by deed of record in Book 4103, Page 710, said Register's Office; thence along the margin of said Road, South 35 deg. 13' 15" East 203.25 feet to an iron pin; thence North 75 deg. 9' 45" West 191.06 feet to an iron pin; thence North 29 deg. 56' 45" East 135.17 feet to the point of beginning, containing 12,466 square feet, more or less.

Being the same property conveyed to Julia L. Mallernee and P. L. Severy by deed from Edna M. Harmon and Monty H. Wilkerson of record in Book 5241, Page 206, said Register's Office for Davidson County, Tennessee. The said Julia L. Malernee having since died an unmarried widow leaving as her own heir at law, her son, Robert O. Mallernee, Jr.

PROBATE DOCKET NO. _____.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 16 day of March 19 88

Affiant Robert O. Mallernee Jr.

My commission expires: 7-17-88 (Affix Seal)

Notary Public Edward W. Hill

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved (X) improved ( ) property, known as (House Number) Music Valley Drive (Street) Nashville, TN (City or Town) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Heirs of Julia L. Mallernee, her son, Robert O. Mallernee, Jr.; and P.L. Severy *(successors), heirs and assigns forever.* we *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ray Hammontree, Ben Dempsey and Tommy Wilkerson *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Ray Hammontree, Ben Dempsey and Tommy Wilkerson *hereinafter referred to as trustors, hereby transfer and convey unto* Johnson & McClendon, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ full value *, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The words "Trustors" when used herein shall apply to parties both singular and plural.

Witness my *hand* on *this* 29 *day of* March, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X P. L. Severy

X Robert O. Mallernee Jr.

X Ray Hammontree

X Ben Dempsey

X Tommy Wilkerson

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* Ray Hammontree, Ben Dempsey, and Tommy Wilkerson Robert O. Mallernee Jr.

the bargainor S, *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, TN, *this* 29th *day of* March, *19* 88.

My commission expires 7/17/88 *Notary Public* Edward W. Hill

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *and* _____ *with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged* _____ *to be the* _____ *and* _____ *respectively of* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *and* _____, *executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said* _____ *as* _____ *and attesting the same by the said* _____ *as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

03/31 0101 03CHECK 213.90

MAR 31 9 02 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 7213

INSTALLMENT DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named P. L. Severy, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 18th day of March, 1988.

MY COMMISSION EXPIRES: 7/17/88

NOTARY PUBLIC

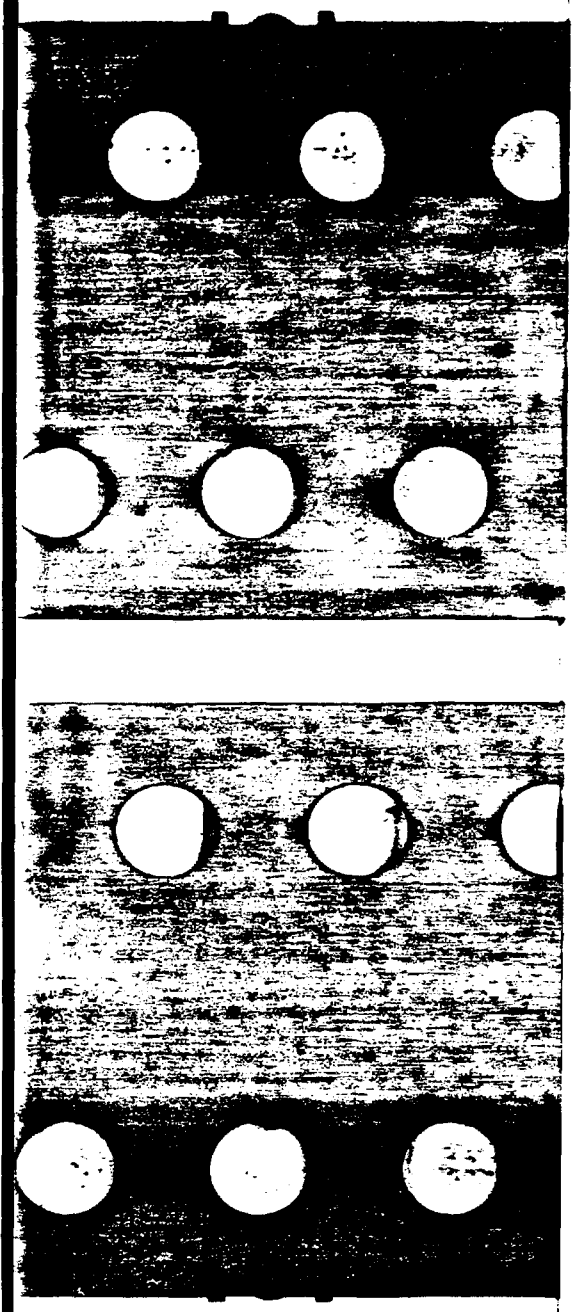
FROM

TO

Prepared By Rick McGlothlin
3221 Nolensville Rd
Nashville Tn 37211

Title Insurance Company
Public Square Building
4th Avenue North
NASHVILLE, TENNESSEE 37219

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7503 PAGE 875

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 58000.00
MAMT 52000.00
CON TX 162.40
MOR TX 50.00
PRFEE 0.50
WDEED 6.00
TOTAL 218.90
CHECK 218.90

03/31/98 01 09:06 0001 1311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1721:3

IDENTIFICATION REFERENCE

Mar 31 9 02 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75843