INSTALLMENT DEED

BOOK 8420 PAGE 959

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA G. DRAGOTTO	same	Map 17-13
(NAME:)	(NAME:)	
2010 Stones River Road		Par 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tenn. 37214		3DZ 07035
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of $149,900.00
One Hundred Forty-nine Thousand Nine Hundred and no/100-------- DOLLARS
of which $ 21,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed four installment deed notes payable as follows: one note in the principal sum of One Thousand Dollars ($1,000.00) payable to the order of Robert H. Glass or Frances T. Glass on or before December 31, 1991 with interest at 10% per annum; one note in the principal sum of Three Thousand Dollars ($3,000.00) payable to the order of Haworth Homes on or before December 31, 1991 with interest at 10% per annum; one note in the principal sum of Five Thousand Dollars ($5,000.00) payable to the order of Robert H. Glass or Frances T. Glass on or before June 30, 1992 with interest at 10% per annum; and one note in the principal sum of One Hundred Nineteen Thousand Nine Hundred Dollars ($119,900.00) payable to the order of Robert H. Glass or Frances T. Glass in 180 monthly installments of One Thousand Two Hundred Eighty-eight and Forty-five/100 Dollars ($1,288.45) beginning on the 14th day of September, 1991 and a like amount on the same day of each succeeding month until paid in full, each installment including principal and interest on the unpaid balance at the rate of 10% per annum.

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, ROBERT H. GLASS and wife, FRANCES T. GLASS,

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

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

SEE ATTACHED EXHIBIT "A"

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $128,900.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 149,900.00

Subscribed and sworn to before me, this the 14th day of August 19 91.

Affiant

My commission expires: July 23, 1994 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2010 Stones River Road, Donelson, TN 37214
(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 Frank M. Newman 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 $ 97,100.00 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:

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 14th day of August 19 91.

Linda G. Dragotto
LINDA G. DRAGOTTO

Philip S. Dragotto
Philip S. DRAGOTTO

Robert H. Glass
ROBERT H. GLASS

Frances T. Glass
FRANCES T. GLASS

Philip S. Dragotto, husband of Linda G. Dragotto, joins in the execution of this instrument for the purpose of conveying whatever interest he may have in said property as provided hereinabove.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBERT T. GLASS and wife, FRANCES T. GLASS, and LINDA G. DRAGOTTO and husband, Philip S. DRAGOTTO, *the within named bargainors, 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 Donelson, Tennessee *this* 14th *day of* August, 1991.

Frank M. Neuman
Notary Public

FRANK M. NEUMAN NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires July 23, 1994

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 .....

INSTALLMENT DEED

FROM
ROBERT H. GLASS et ux

TO
LINDA G. DRAGOTTO

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

EXHIBIT "A"

Being a tract of land in the 15th Councilmanic District, formerly the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

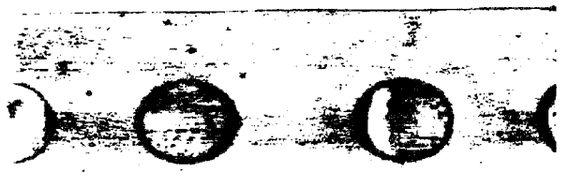
Beginning at an iron rod located on the easterly line of a 20 foot road easement of record in Book 1878, pages 164-165, said iron rod being the northwesterly corner of the herein described property; thence North 73 deg. 52 min. 44 sec. East, 112.15 feet to a point on the westerly bank of the Cumberland River; thence along said river bank South 47 deg. 43 min. 39 sec. East, 158.00 feet to a point; thence along said river bank South 56 deg. 49 min. 42 sec. East, 119.30 feet to a point, said point being the southeastern corner of the herein described property and being the northeasterly corner of the property of the Metropolitan Government of record in Book 4454, page 233, said Register's Office; thence leaving the river bank, South 47 deg. 05 min. 49 sec. West, 30.32 feet to a witness iron rod; thence, with the same line, South 47 deg. 05 min. 49 sec. West, 206.68 feet to an iron pipe, being the southwestern corner of the herein described property; thence North 33 deg. 43 min. 28 sec. West, 193.02 feet to an iron rod, said rod being on the easterly line of the previously mentioned 20 foot road easement of record in Book 1878, pages 164-165, said Register's Office; thence with said easement line North 17 deg. 12 min. 30 sec. West, 147.83 feet to an iron rod, being the point of beginning, said property containing 1.229 acres, more or less.

Being the same property conveyed to Robert H. Glass and wife, Frances Tiller Glass, (Frances Tiller Glass and Frances T. Glass being one and the same person), from Cumberland Trace Partnership as of record in Book 6081, page 859, in the Register's Office for Davidson County, Tennessee.

PICK-UP

AUG 15 8 47 AM '91

5 5 2 2 5



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

RECEIVED OF _____

FOR _____

BOOK 8420 PAGE 962

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

CAMT 149900.00
MAMT 128900.00
CON TX 554.63
MOR TX 145.94
[illegible] 1.00
WDEED 9.00
TOTAL 710.57
CHECK 710.57

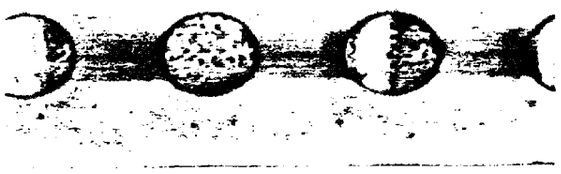
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08-15-91 01 08:49 0001 3729

3922 J.

CENTRAL REFERENCE

AUG 15 8 47 AM '91



No. 450272