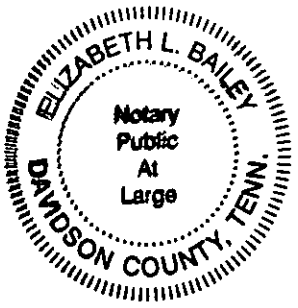
Prepared by:
Carolyn D. Dale, Attorney
P.O. Box 120315
Nashville, TN 37212



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, which ever is greater, for this transfer is $ 27,000.00.

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF SEPTEMBER, 2011.

Notary Public
My Commission Expires: 05-08-12

INSTALLMENT DEED

BILL GARRETT, Davidson County
Trans:T20110062268 DEEDINST
Recvd: 10/06/11 09:25 8 pgs
Fees:43.00 Taxes:128.65
20111006-0077589

FROM:
Albert Dale Jr., and
Carolyn D. Dale and
Mildred Beaty Dale Testamentary Trust

TO:
Kevin Daniel Washington

Address New Owner as:
Kevin Daniel Washington
3609 Carolina Ct.
Fredericksburg, VA 22408

Send Tax Bill to :
SAME

Map-
93-16
Parcel- 382

FOR AND IN CONSIDERATION of the sum of Twenty Seven Thousand and No/100 ($27,000.00) DOLLARS of which $1,000 has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said Grantee

Has executed a promissory note of even date herewith in the amount of $26,000.00 to be paid in monthly installments of $451.40 each which include interest at 5% which will to the holders satisfaction, constitute 5.5 years or 66 months, with a lien being hereby expressly retained on the land herein conveyed to secure the payment of the above-described promissory note and all sums due thereunder.

The Grantors have bargained and sold, and by these presents do transfer and convey unto the Grantee, his heirs and assigns, subject however to the lien expressly retained on the land herein conveyed , a certain parcel of land in Davidson County, Tennessee , described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

(1) Albert Dale, Jr. and Carolyn D. Dale hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto Kevin Daniel Washington herein called the Grantee, his heirs and assigns, a one-half (½) interest in certain real estate in Davidson County, Tennessee, AND
Being the same property conveyed to Albert Lucien Dale, Jr., a married man, and Carolyn D. Dale, an unmarried woman as tenants in common by Quitclaim Deed from Carmen Atkins, Trustee of record in Instrument No. 20110830-0066887, Register's Office For Davidson County, Tennessee, AND

(2) Mildred Beaty Dale Testamentary Trust, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto Kevin Daniel Washington herein called the Grantee, his heirs and assigns a one-half (½) interest in certain real estate in Davidson County, Tennessee, AND,
Being the same property conveyed from Mildred Beaty Dale to the Mildred Beaty Dale Testamentary Trust by her Last Will and Testament of record in The Chancery Court for Williamson County, Tennessee, Case No. P09-5244.

Additionally, this conveyance is made subject to:

1. 2011 Taxes which have been assumed by the Grantee.
2. Matters shown on the plan of record in Plat Book 52 and 53, Page 517, said Register's Office.

This is improved property known as #3 Decatur Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectively securing the payment of said promissory note, and so that court proceedings will not be necessary to enforce the herein described lien in the event of the non-payment of the note according to its terms, or a breach thereof, and for and inconsideration the sum on One and No/100 ($1.00) Dollar to it paid, and other consideration herein mentioned, the receipt and sufficiency of which are hereby acknowledged, the Grantee has this day bargained and sold, and does hereby transfer and convey to Saundra Newton, Trustee, whose residence address is Davidson

County, Tennessee, and her successors in trust, the land hereinabove described.

"Maximum principal indebtedness for Tennessee recording tax purposes is $27,000.00."

TO HAVE AND TO HOLD said parcel of land to said Saundra Newton, Trustee, and her successors in trust, forever. The grantee covenants that he is lawfully seized and possessed of said land, has a good right to convey it, and that the same is unencumbered except as hereinabove set out.

The Grantee further covenants and binds himself, his heirs and assigns to warrant and defend the title to said land to said Saundra Newton, Trustee and her successors in trust, and her assigns, forever, against the lawful claims of all persons. However, this conveyance to said Saundra Newton, Trustee, is made IN TRUST to secure the payment of said promissory note and all sums due thereunder and for the uses and trusts herein set forth, and for no other purpose.

No part of said land or any interest therein shall be sold or transferred by the Grantee without the prior written consent and approval of the owner and holder of the indebtedness secured herein.
Now if the Grantee shall pay the indebtedness aforesaid when due, according to the terms of said promissory note, then this instrument is to be of no further force or effect. However, if he fails to pay said sums of money when due, or any part of said sum, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner and Trustee, or her successor in trust, is hereby authorized and empowered upon giving twenty (20) days notice, by three (3) publications in Davidson County, Tennessee, to sell said land at the Courthouse door in said County, to the highest bidder, for cash, and free from the statutory right of redemption, equity f exemptions of every kind, all of which are hereby expressly waived and said Trustee, or her successor in trust, is authorized to make a deed to the purchaser. The owner and holder of the indebtedness herein secured may bid at any sale under this conveyance. The Grantee agrees that the Trustee, may at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said land, and shall only account for net rents received by her.

Grantee agrees to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case it fails to do either; then said Trustee, or the owner and holder of the debt herein secured may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under the deed of trust herein contained, the proceeds will be applied by the Trustee:
First - To pay all the costs and charges of executing this trust, including attorneys' fees and the expenses of any litigation that may arise on account of the execution and enforcement of this trust.
Second - To pay any unpaid taxes or assessments.

Third - To pay said debt, or any balance thereof then remaining unpaid.
Fourth - The residue to be paid to the undersigned Grantee or order.

In case of death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing powers and rust may be required, the owner and holder of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Saundra Newton, Trustee shall be vested in said.

In the event of a sale of said land under and by virtue of this trust, said corporation, and all persons holding under it, shall be and become tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be terminated at the option of said purchaser upon five (5) days written notice.

It is further agreed that said Trustee, or her successors, may execute the power of sale herein contained and the other powers and rights without giving bond or taking oath.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 9th day of September, 2011.

GRANTORS:

ALBERT LUCIEN DALE, JR.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Elizabeth L Bailey, a Notary Public in and for said County and State the within named ALBERT LUCIEN DALE, JR. 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 seal at Nashville, Tennessee, this 9 day of September, 2011.

Elizabeth L Bailey
Notary Public

My Commission Expires: 05-08-12

ELIZABETH L. BAILEY
Notary Public At Large
DAVIDSON COUNTY, TENN.

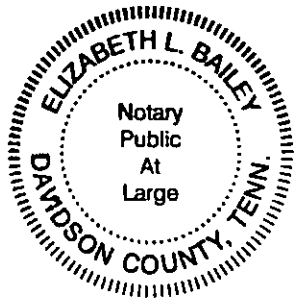
CAROLYN D. DALE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Elizabeth L Bailey, a Notary Public in and for said County and State the within named CAROLYN D DALE the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of September, 2011.



Elizabeth L Bailey
Notary Public

My Commission Expires: 05-08-12

MILDRED BEATY DALE
TESTAMENTARY TRUST

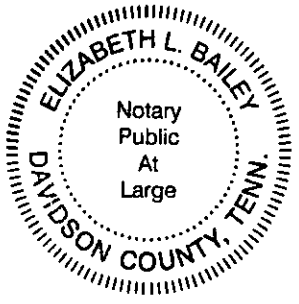
By: Carolyn D. Dale, Trustee
CAROLYN D. DALE, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L Bailey, a Notary Public in and for said County and state the within named CAROLYN D. DALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee, being so authorized, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of September, 2011.



Elizabeth L Bailey
Notary Public

My Commission Expires:
05-08-12

IN WITNESS WHEREOF, the GRANTEE has executed this instrument on the 19 day of September, 2011.

GRANTEE:

KEVIN DANIEL WASHINGTON

STATE OF VIRGINIA)

COUNTY OF Spotsylvania)

Personally appeared before me, Cassie Glenn ~~Kevin D. Washington~~, a Notary Public in and for said County and State the within named KEVIN DANIEL WASHINGTON, 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 seal at Spotsylvania, Virginia, this 19th day of September, 2011.

Notary Public

My Commission Expires: April 30 2012

CASSIE A GLENN
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 307376
MY COMM. EXPIRES 04/30/2013
NOTARY PUBLIC

EXHIBIT 'A' LEGAL DESCRIPTION

BEING Lot No. 12 on Block "G" of the Hermitage Addition, Nashville, Tennessee, as per plan recorded in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the east side of Decatur Street and runs back eastwardly at right angles to Decatur Street 150 feet on the north side to an alley in the rear and on the south side said lot runs back about 125 feet to Meredith Avenue upon which it fronts 38.56 feet.

Being the same property conveyed to S.R. Milliken and Lucien Dale as tenants in common by deed from Caesar E. Urrutia, Trustee of record in Book 5843, Page 517, said Register's Office.

S.R. Milliken's one-half (1/2) interest having passed to Laura Jo Milliken, his wife and next of kin, by the laws of Descent and Distribution on February 25, 1980. Said one-half (1/2) interest having been further conveyed to Carmen Atkins, Trustee, for use and benefit of Albert L. Dale, Jr. and Carolyn D. Dale, on September 30, 1983, by Deed recorded in Book, 6172, Page 594, said Register's Office.

Lucien Dale's one-half (1/2) interest, having since died testate on October 13, 2008, leaving said interest to Mildred Beaty Dale, his wife, by right of survivorship. The said Mildred Beaty Dale having died testate on January 1, 2009, and having established a testamentary trust including the said one-half (1/2) interest in The Mildred Beaty Dale Testamentary Trust, in her Last Will and Testament of record in The Chancery Court for Williamson County, Tennessee, Case No. P09-5244.