This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM
JENNINGS BRYAN TURNER ET UX,
SUSIE DAY TURNER

TO
MARY SUE GOODWIN ET
KAREN GOODWIN

For draftsman's use: 32214

THIS INSTRUMENT PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

BOOK 1634 PAGE 264

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY SUE GOODWIN ET AL (NAME)	~~Same~~ J B Turner (NAME)	187
Rt 1 Burkett Road (STREET ADDRESS OR ROUTE NUMBER)	Rt 1 Burkett Road (STREET ADDRESS)	9
Antioch (CITY) Tenn (STATE) 37013 (P. O. ZIP)	Antioch (CITY) Tenn (STATE) 37013 (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

SEP 5 10 36 AM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 20,000.00 Mary Sue Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 1972.

Jno G Doak
Notary Public

MY COMMISSION EXPIRES: 28 July 1973

(AFFIX SEAL)

B 7.4380

FOR AND IN CONSIDERATION OF the sum of TWENTY THOUSAND AND NO/100---------- DOLLARS

of which $ none 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 their installment deed note of even date payable to the order of Jennings Bryan Turner and wife, Susie Day Turner or their survivor, payable in ten (10) successive annual installments of Two Thousand and no/100 ($2,000.00) Dollars each on the principal plus interest computed at the rate of seven (7%) percent per annum on the unpaid principal balance; the first such payment being due on or before one year from this date

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,
Jennings Bryan Turner and wife, Susie Day Turner

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

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

The attached description on a separate page signed by all parties hereto is incorporated herein by this reference as if herein copied in full and is hereby made a part of this instrument, for all purposes.

SEP-5 72	CONV	20,000.00			
SEP-5 72	NORT'G	20,000.00			
SEP-5 72	S'TAX		A*	52.00	
SEP-5 72	S'TAX		A*	18.00	
SEP-5 72	PR'FEE		A*	.50	
SEP-5 72	W'DEED		A*	6.00	* 76.50

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 seised 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 under 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 herein, 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 31st day of August 19 72

Jennings Bryan Turner — JENNINGS BRYAN TURNER

Mary Sue Goodwin — MARY SUE GOODWIN

Susie Day Turner — SUSIE DAY TURNER

Karen Goodwin — KAREN GOODWIN

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 Jennings Bryan Turner and wife, Susie Day Turner and Mary Sue Goodwin and Karen Goodwin the 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 Nashville Tennessee, this 31st day of August, 1972

11 August 1975 Notary Public

Commission expires 11 August 1975

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 .....

Please mail Rent To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

DESCRIPTION

A Tract of Land located on the southerly side of Burkett Road in the Fifth Civil District of Davidson County, Tennessee; being described as follows:

Said tract is bounded on the north by Burkett Road (Formerly the Frank Hill Road); on the east by the lands of Horace Smith; on the southwest by the McMurray lands and on the west by the McMurray Lands and the land of Mary Sue Turner Goodwin and containing 76 acres more or less.

Being part of the real property conveyed to Jennings Bryon Turner and wife, Susie Day Turner by deed from Mrs. Alma Hill et al as of record in Book 1142, page 238 Register's Office for Davidson County, Tennessee.

A small tract of land approximately 220 feet in depth from north to south and approximately 150 feet in width on its southerly line and 80 feet in width on its northerly line and including a house, yard, woodpile, chicken house and garden and including an easement for ingress and egress to and from Burkett Road; and located south of Mary Sue Turner Goodwin's home is included in said description but a life estate is hereby reserved therein to Buster and Pearl Covington and the survivor of them with the following restrictions:

(1) Said life estate shall not be transferrable or assignable without the written permission of Mary Sue Turner Goodwin or her heirs and assigns.

(2) None other than Buster or Pearl Covington shall live thereon said premises.

(3) Upon the violation of any of said restrictions or part thereof the life estates reserved herein shall terminate.

Jennings Bryan Turner
JENNINGS BRYAN TURNER

Susie Day Turner
SUSIE DAY TURNER

John G. Doak
JOHN G. DOAK, TRUSTEE

Mary Sue Goodwin
MARY SUE GOODWIN

Karen Goodwin
KAREN GOODWIN

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214