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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

James Elmo Leslie and wife,

Elna Lou Leslie

TO

Howard Ray Leslie and wife,

Emma Jean Leslie

For draftsman's use

This instrument prepared by:

John R. Cheadle, Attorney
515 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Ray Leslie (NAME)	SAME (NAME)	Map 36
Route #3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 22
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

FILED FOR REFERENCE
APR 25 11 14 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

C95653

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00

John R. Cheadle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 1975.

Notary Public

MY COMMISSION EXPIRES: 4-22-77

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand and no/100 ($12,000.00) **DOLLARS**

of which $ 700.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promisory note in the amount of $11,300.00 payable as follows: $1,500.00 plus 6% interest of the unpaid balance for the period from July 1, 1975, to July 1, 1976, or $678.00 on July 1, 1976; $1,400.00 plus 6% interest of the unpaid balance on July 1, 1977, and a $1,400.00 plus 6% interest of the unpaid balance on July 1st of each succeeding year until paid in full. Prepayment privilege is granted to pay off note in full at any time.

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, James Elmo Leslie and wife, Elna Lou Leslie,

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

Howard Ray Leslie and wife, Emma Jean Leslie

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

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Little Marrowbone Road at the intersection of the center line of said road, and the eastern boundary line of the property conveyed to Amis; thence with the center of said road, N. 49° 15' E. 261 feet; N. 40° E. 200 feet; N. 35° E. 200 feet; N. 33° E. 400 feet thence S. 67° 30' E. 362 feet to a sycamore; thence S. 5° W. 606 feet to a stake; thence S. 45° W. 77 feet to a pile of stone in an old stump; thence crossing a pond at S. 50° W. in all 140 feet to a point; thence S. 47° W. 429 feet; thence S. 83° W. 263 feet to a point in the center of Little Marrowbone Creek; thence N. 30° W. 415 feet to the beginning, containing 15.1 acres, more or less.

But there is included in the foregoing boundaries and acreage a tract of 3/4 of an acre, but which is expressly excluded from this conveyance, the following described tract of land:

CONTINUATION OF DESCRIPTION ON ATTACHED SHEET...

This is unimproved (✓) improved ( ) property, known as ..... Little Marrowbone Road Rt. #3 Ashland City 37015
(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 _____ 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 $ _____ 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 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 16 day of April, 19 75

Howard Ray Leslie

James Elmo Leslie

Emma Jean Leslie

Elna Lou Leslie

STATE OF TENNESSEE
COUNTY OF DAVIDSON } MINNESOTA DAKOTA

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

Personally appeared before me, GEORGE R. PATET, a Notary Public in and for said County and State, the within named James Elmo Leslie and wife, Elna Lou Leslie the bargainor S, 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 So. St. Paul, Minnesota, Tennessee, this 16 day of April, 19 75

GEORGE R. PATET
NOTARY PUBLIC - MINNESOTA
DAKOTA COUNTY
My Commission expires April 13, 1979

Notary Public.

Commission expires April 13, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Chadde, a Notary Public in and for said County and State, the within named Howard Ray Leslie and wife, Emma Jean Leslie the bargainor S, 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, Tenn., Tennessee, this 11th day of April, 19 75

John R. Chadde

NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public.

Commission expires Feb. 10, 1979

CONTINUATION OF DESCRIPTION

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BEGINNING at a point in the center of the New Little Marrowbone Road at the intersection of said road with the old Little Marrowbone Road in G. D. Leslie's line; thence with the center of said new road, southeasterly about 117 yards to a point in the center of said new road at the intersection of said old road and in said G. D. Leslie's line; thence with said Leslie's line and with said old road and its meanders northerly and westerly about 139 yards to the beginning, containing by estimation 3/4 of an acre, more or less.

BEING part of the same property conveyed to James Elmo Leslie and wife, Elna Ray Leslie, by deeds from D. B. Tune, Trustee, et als, of record in Book 2907, Page 336, and Book 3221, Page 510, R.O.D.C., Tennessee.

[illegible]	CONV	12,000.00				
[illegible]	MORT'G	11,300.00				
APR 25 [illegible]	S'TAX		A*	31.20		
APR 25 [illegible]	S'TAX		A*	9.30		
APR 25 [illegible]	PR'FEE		A*	.50		
APR 25 [illegible]	W'DEED		A*	6.00	*	47.00