This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

BOBBY HUFF, et ux.

TO

PHILLIP A. BRADSHAW, et ux.

Return Mail For draftsman's use

This instrument was prepared by:

Robertson, Stinnett & COss, Attys. P.C.

Ashland City, TN 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A. Bradshaw (NAME)	same (NAME)	Map 45
P.O. Box 216 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 1
Portland, TN 37148 (CITY) (STATE) (P.O. ZIP)	(STATE) (ZIP)	

(FOR REGISTER'S USE)

Note: Mortgage Tax and Transfer Tax were collected on this deed.

STATE OF TENNESSEE, CHEATHAM COUNTY: I, BETTY J. ROSS, Cheatham County Register, do certify that the foregoing instrument and certificate were received in my office at 2:22 o'clock P. M. on 8-18, 1975, entered in Book 177, Page 98, and recorded in Book 177, Page 211, The following taxes were paid under Receipt No. 13111

STATE TAX ON DEED: $ 26.00
STATE TAX ON NOTES: $ 24.62
PROBATE FEE: $ 1.00
RECORDING FEE: $ 4.00
TOTAL $106.50

Betty J. Ross Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$29,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1975.

Notary Public

MY COMMISSION EXPIRES: 10/31/76

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-nine thousand, six hundred fifty and no/100 -----($29,650.00)---------- DOLLARS

of which $3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory lien note of even date herewith, payable to the order of BOBBY HUFF, in the original principal sum of $26,650.00, payable ten years from date. Note bears interest at the rate of 7% per annum. Said interest payable 1 year from date on the unpaid balance and to be paid annually until principal is paid in full. Said note being expressly subordinate to a note payable to the order of James Leslie and wife, Elna L. Leslie, and more particularly described in an installment deed of record in Book 171, page 644, Register's Office Cheatham County, Tennessee.

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, BOBBY HUFF and wife, RUBY HUFF

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

PHILLIP A. BRADSHAW and wife, JANET L. BRADSHAW

herein called grantees, their heirs and assigns, certain real estate in the 1st Civil District of Cheatham and 14th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin on the north side of Little Marrowbone Creek Road, the SW corner of this tract of land and the SE corner of the Simplins land near pipe line; thence leaving the road; N43° W 457.0 feet to a white oak tree and iron pin; thence N 43° E 200.0 feet to an iron pin; thence N 3° E 2241 feet to an iron pin on hillside (passing Cothern NE beech tree corner at 928 feet); thence S 87° E 1890.0 feet to an iron pin (formerly a stone with "R" on it-stone lost); thence, N 2° 30' E 1097.0 feet to an iron pin in center of logging road; thence S 87° E 841 feet to an iron pin and pile of rocks, corner of Leslie 11-acre tract; thence S 58° E 820 feet to the north margin of Little Marrowbone Creek Road, bordering with Leslie fence line the last 586 feet; thence with the north margin of road for the next three calls, S 36° W 300 feet to a nail; thence S 44° 30' W 200 feet to a nail; thence S 44° 30' W 200 feet to a nail; thence S 51° W 759 feet to a nail in original line; thence S 78° W 395 feet, more or less; thence S 74° W 396 feet to an ash tree; thence S 63° W 408 feet to a white oak; thence S 27° W 643 feet to an ash tree; thence S 18° W 165 feet to a stake; thence S 1° E 231 feet to an oak tree on top of a bluff; thence S 39° E 151 feet, more or less to the north margin of Little Marrowbone Road; thence with the north margin of said road S 36° W 240 feet to a point; thence S 47° W 300 feet to a point, and S 49° W 885 feet to a point in the said margin, the point of beginning, containing 107.82 acres, more or less.

BEING the same property conveyed to Bobby Huff and wife, Ruby Huff, by deed from James Leslie and wife, Elna L. Leslie, of record in Book 171, page 644, Register's Office Cheatham County, Tennessee and Book 4832, page 948, Register's Office Davidson County, Tennessee.

This is improved ( ) unimproved 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 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 grantors herein do hereby transfer and convey unto Charles R. Pullen, 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 grantors 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 $ ins. val. 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 grantors, 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, as expended by said Trustee, or lawful owner and holder of said notes, or any of said notes then part 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 part 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:

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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 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.

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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 9th day of July 19 75.

Bobby Huff
Ruby Huff
Phillip A Bradshaw
Janet L Bradshaw

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXX~~ }
CHEATHAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby Huff and wife, Ruby Huff, and Phillip A. Bradshaw and wife, Janet L. Bradshaw 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 Ashland City, Tennessee, this 16th day of August, 1975.

James W. Stennett Jr. Notary Public

Commission expires 10/31/76

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
AUG 29 2 11 PM '75
REGISTER
DAVIDSON CO., TENN.
FEE PAID
REFERENCE

D 13456

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 .....

MORTG 26,650.00
MTGDEED A* 4.00 * 4.00

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....