Instrument prepared by:
Wm. E. Higgins, Attny., 338 46th Ave. No. Nashville, Tenn. 37209

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wayne L. Thompson, et ux (NAME)	SAME (NAME)	112
Spears Road Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 98 J.W
PEGRAM, TENN 37143 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 5291 PAGE 782

FOR AND IN CONSIDERATION OF the sum of

Thirty-four Thousand and no/100's-------- -- ($34,000.00)---------DOLLARS

of which $7,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

(1) assume and agree to pay the unpaid balance of $14,117.18 of an original indebtedness of $16,500.00 secured by a lien in the Installment Deed of record in Book 150, page 42, Register's Office for Cheatham County, Tennessee, and; (2) have executed their promissory note of even date herewith in the principal sum of $12,382.82 payable to the order of Jesse Glen Potter and wife, Louise Potter in 180 equal consecutive monthly installments as follows: on the 4th day of February, 1974, the sum of $118.38 and thereafter a like sum of $118.38 on the 4th day of each succeeding month, the last installment for the sum of $118.38 due on the 4th day of January, 1989. The installments include interest at the rate of eight per cent (8%) per annum on the unpaid principal

MAY 31 78	CONV	34,000.00				
MAY 31 78	MORT'G	12,382.82				
MAY 31 78	W'DEED		B*	4.00	*	4.00

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, Jesse Glen Potter and wife, Louise Potter

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

Wayne L. Thompson and wife, Charlotte W. Thompson

herein called grantees, their heirs and assigns, certain real estate in ~~Davidson~~ Cheatham County, Tennessee, as follows: (and part in Davidson County, Tennessee)

Lying and being situated in the 12th Civil District of Cheatham County, Tennessee, as follows, to-wit: Beginning on the north side of Lake Road at a hickory in the corner of Tract No. 4; thence north about 45° east with said road, 20 feet from the center, 12 poles to a sugar tree, thence with road 20 feet from center, south about 23° east 5 1/2 poles to a stake with hickory point, thence south about 45° west 9 poles, more or less, to low water mark on Turner'sCreek, with sugar tree pointers, thence, crossing Creek, south 52° east 3 1/2 poles to a stone with white oak pointer, the northwest corner of Jasper Newsom 15 acre tract; thence following the original Keith line, south 86 1/2° east 74 poles to a stone with hickory and red oak pointers, Turner's southwest corner, thence north 3 1/2° east 34 poles to a pile of stone in Turner's line with white oak and hickory pointers, the south line of Tract No. 4, 72 1/2 poles to a pile of stone with red oak pointers, thence, south 49° west 16 poles to a hickory, the point of beginning, and containing 16.4 acres, more or less. Being the property conveyed to Jesse Glen Potter and wife, Louise Potter, by deed from J. W. Hunter and wife, Sarah G. Hunter, of record in Deed Book 150, page 42, Register's Office for Cheatham 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 convenant 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 Jack Hicks 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 sins. interest 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~~ Cheatham 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 4th day of January 1974

X Jesse Glen Potter
JESSE GLEN POTTER

X Wayne L Thompson
WAYNE L. THOMPSON

X Louise Potter
LOUISE POTTER

X Charlotte W. Thompson
CHARLOTTE W. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Jesse Glen Potter
Affiant

Subscribed and sworn to before me, this the 4th day of January, 1974

William E Higgins
Notary Public

My commission expires January 26, 1976
(Affix Seal)

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Jesse Glen Potter and wife Louise Potter; Wayne L. Thompson and wife Charlotte W Thompson 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, Tennessee this 4th day of January 1974

Commission Expires January 26, 1976

William E Higgins
Notary Public

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY

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 himself 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 himself as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

Notary Public

Commission Expires _____

INSTALLMENT DEED

FROM
Jesse Glen Potter, et ux

To
Wayne L. Thompson, et ux

STATE OF TENNESSEE
CHEATHAM COUNTY:

Office of the Register: 1-8, 1974.
BETTY J. ROSS, Cheatham County Register do
emify that the foregoing instrument and certificate
was received in my office at 8:50 o'clock
A.M., on 1-8, 1974; entered of
Note Book C, Page 316, and recorded
in Book No. 169, Page 337. The following
amounts were paid under Receipt No. 7992

STATE TAX: DEEDS: $ 88.40
STATE TAX: MTGS.: $ 10.40
PROBATE FEE : $ 1.80
RECORDING FEE : $ 4.00
TOTAL : $ 123.80

Register

E 68120

IDENTIFICATION

MAY 31 10 02 AM

FELIX Z. WILSON II
DAVIDSON COUNTY

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1085 - REVISED