ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SIMON MAYFIELD DICKERSON (NAME)	OWNER (NAME)	149
2706 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110
Antioch , Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	2D-25360

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $150,000.00
One Hundred Fifty Thousand & No/100 ---------- DOLLARS
of which $ 30,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee, Simon Mayfield Dickerson, has executed his Promissory Note of even date herewith in the amount of One Hundred Twenty Thousand & No/100 Dollars ($120,000.00) payable in One Hundred Nineteen (119) monthly installments of ($1,585.81) and a final, or One Hundred Twentieth (120th) monthly installment in the amount of ($1,585.54). The first of said installments due and payable on the 1st day of November, 1979 and the final monthly installment due and payable on the 1st day of October, 1989. Each installment includes both principal and interest at the rate of ten percent (10%) per annum; payment to be applied first to interest and balance to principal until the entire amount, both principal and interest shall have been paid in full.

A late charge of one percent (1%) of any monthly installment shall be due if monthly payment is not received by the Grantors within ten (10) days after due 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.

ROY E. MARSHALL AND WIFE, ROSE LEE MARSHALL

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

SIMON MAYFIELD DICKERSON

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

BEGINNING at a point in the center line of Murfreesboro Pike, the southwesterly corner of the property conveyed to C.W.Ward and wife, by deed of record in Book 1283, page 263, Register's Office for said County; thence with the center of said Pike, northwesterly to the Southeast corner of the property conveyed to Mrs. Zue Hibbett by deed of record in Book 386, page 367, said Register's Office; thence with what was formerly Hibbett's line, northeasterly 382 feet more or less to a point in the west line of the property of S.H.Hays, formerly Foster; thence with Hays' west line, southwardly 231 feet more or less to the north corner of the property conveyed to Ward and wife, as aforesaid; thence with Ward's line, southwesterly 207 feet more or less to the beginning.

BEING the same property conveyed to Roy E. Marshall and wife Rose Lee Marshall by deed from Fred S. Gentry and wife, Inies C. Gentry of record in Book 2101, page 88, Register's Office for Davidson County, Tennessee.

This is improved (X)
unimproved ( ) property known as 2706 (House Number) Murfreesboro Road, (Street) Antioch, (P. O. Address) Tennessee (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 Patricia K. Ganier 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 $120,000.00 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 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 16th day of October 19 79

x Roy E Marshall — Roy E. Marshall, Grantor

Simon Mayfield Dickerson — Simon Mayfield Dickerson, Grantee

x Rose Lee Marshall — Rose Lee Marshall, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00

x _____ Affiant

Subscribed and sworn to before me, this the 16th day of October 19 79

My commission expires 8-26-80 (Affix Seal) — Notary Public

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 Roy E. Marshall, Rose Lee Marshall and Simon Mayfield Dickerson, 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 this 16th day of October 19 79.

Commission Expires 8-26-80 — Notary Public

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 _____, 19_____.

Commission Expires _____ — Notary Public

INSTALLMENT DEED F. 5 8 1 4 5

FROM

Roy E. Marshall, etux

To

Simon Mayfield Dickerson

IDENTIF. REFERENCE

Oct 17 1 35 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by

INDEPENDENT TITLE COMPANY
ONE COMMERCE PLACE-1704
NASHVILLE, TENNESSEE 37239

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5515 PAGE 458

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00-	CO
			120000.00-	MO
			390.00	CO TX
			118.00	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	514.50-
9194A	10/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 1 4 5

IDENTIF. REFERENCE

OCT 17 1 35 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 719274