This Instrument Prepared By:
Schulman, Pride & LeRoy
501 Union Building
P. O. Box 2707
Nashville, Tenn. 37219

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger G. Simpkins (NAME)	Same (NAME)	23 109
534 Claylick Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, Tenn. 37189 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Sixteen Thousand and no/100 - - - - - - ($16,000.00) - *Dollars,*

of which Four Thousand and no/100 - ($4,000.00) - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twelve Thousand and no/100 - - - - - - ($12,000.00) - *Dollars,*

Roger G. Simpkins and wife, Linda S. Simpkins *have executed* a promissory note of even date herewith payable to the order of Fred W. Hunter and wife, Mary C. Hunter in the principal amount of Twelve Thousand and no/100 ($12,000.00) Dollars in three semi-annual installments as follows: On the 1st day of May, 1980 the sum of Four Thousand Five Hundred Ten and 00/100 ($4,510.00) Dollars and thereafter the sum of Four Thousand Three Hundred Forty and 00/100 ($4,340.00) Dollars on the 1st day of November, 1980, and the last installment for the sum of Four Thousand One Hundred Seventy and 00/100 ($4,170.00) Dollars on the 1st day of May, 1981, which includes principal and interest at the rate of eight and one-half (8-1/2%) per cent per annum to be applied first to interest and the remainder to principal until the same sum and interest have been paid in full

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Fred W. Hunter and wife, Mary C. Hunter

have this day bargained and sold, and do hereby transfer and convey unto the said Roger G. Simpkins and wife, Linda S. Simpkins, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at the southeast corner of the tract of land conveyed to Roger G. Simpkins and wife, Linda S. Simpkins of record in Book 5258, page 442, Register's Office for Davidson County, Tennessee, said corner being in the westerly right of way line of Claylick Road; thence along said right of way South 51° 15' East 553.3 to a point where the westerly right of way line of Claylick Road intersects with the northerly right of way line of Lickton Pike; thence along said right of way line of Lickton Pike South 33° 50' West to a point; thence leaving said right of way North 49° 04' West to a point; thence South 40° 24' West 151.20 feet to a point, thence North 48° 12' 49" West 160.2 feet to a concrete monument marking the easterly right of way line of Interstate Highway 24; thence North 25° 151' West 204.90 feet to a concrete monument; thence North 22° 57' 49" West 91.90 feet to a point; thence North 41° 25' East 241.00 feet to the point of beginning, containing 3.49 acres more or less.

Being the same property conveyed to Fred W. Hunter and wife, Mary C. Hunter by deed from Billie Jean Hunter of record in Book 4870, page 99, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 29 day of November 1979

Affiant

My commission expires: Jan 15-1983 (Affix Seal)

Notary Public

unimproved
This is improved (X) property, known as Claylick Road, Whites Creek, Tennessee 37180
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Roger G. Simpkins and wife, Linda S. Simpkins, their *(successors), 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.* except 1979 taxes which the grantees shall assume.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger G. Simpkins and wife, Linda S. Simpkins, their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said

hereinafter referred to as trustors, hereby transfer and convey unto, Trustee, *his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 27 *day of* October, *19* 79

Fred W Hunter
Fred W. Hunter

Mary C Hunter
Mary C. Hunter

Roger C Simpkins
Roger C. Simpkins

Linda S Simpkins
Linda S. Simpkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise L. Simmons, *a Notary Public in and for said County and State,* Fred W. Hunter, Mary C. Hunter

*the within named 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* 27 *day of* October, *19* 79.

Louise L. Simmons *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires January 15-1983

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STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Louise S. Simmons, *a Notary Public in and for said County and State,* Roger G. Simpkins and Linda S. Simpkins

the within named 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* 24th *day of* October, *19* 79.

Louise S. Simmons *Notary Public*

Commission expires June 15-1983

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

F.B. 0.5.5 3

T IDENTIF. REFERENCE

OCT 30 3 36 PM '79

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

2212 10/30 64.10- CHECK

INSTALLMENT DEED

FROM

Fred W. Hunter, et ux

TO

Roger G. Simpkins, et ux

Chicago Title Insurance Company
First American Center — Phone 255-1631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16000.00- CO	
			12000.00- MO	
			41.60 CO TX	
			10.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 64.10-	
2212A	10/30/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 60553

T
IDENTIF. REFERENCE

OCT 30 3 36 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 722203