This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

James H. Stein and wife,

Charlene W. Stein

TO

Charles E. Estes, and wife
Janet D. Estes

For draftsman's use

Prepared by:

Mr. John R. Cheadle, Sr.
Attorney at Law
515 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Charles E. Estes (NAME)	Same (NAME)	Map 126
Route 1, Box 99 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel ~~to be~~ assigned 111
Pegram, TN 37143 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 19 9 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,000.00 James H. Stein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February 1981.

Vicki P. Thomas
Notary Public

MY COMMISSION EXPIRES: 1-23-82
(AFFIX SEAL)

G 29889

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

of which $ 1,600.00 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 an installment deed note in the principal amount of $14,400.00, payable to the order of grantors in installments of $150.38 each, the first installment being due and payable on March 10, 1981, and on the same date of each succeeding month, the last installment, for the sum of $150.38, being due on the 10th day of February, 1996. The unpaid installments include interest at the rate of nine and one-half (9 1/2) per centum per annum, said installments to be applied first to interest and balance to principal until paid in full. All in accordance with the terms of said note.

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,

James H. Stein and wife, Charlene W. Stein

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

Charles E. Estes, and wife, Janet D. Estes

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

SEE ATTACHED SHEET

02/19 63.50- CHECK

576

This is improved ( ) unimproved (X) property, known as Highway 70, Route 1, Kingston Springs, TN 37082
(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 John R. Cheadle, Sr. 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 $ value 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 10th day of February 19 81.

James H. Stein
Charlene W. Stein
Janet D. Estes
Charles E. Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named James H. Stein and wife, Charlene W. Stein and Charles E. Estes and wife, Janet D. Estes the bargainor....., 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, Davidson Co., Tennessee, this 10 day of February, 19 81.

Vicki D. Pond, Notary Public

NOTARY PUBLIC - DAVIDSON COUNTY, TENN. - VICKI D. POND

Commission expires 1-29-83.

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.....

INSTALLMENT DEED
Map 126

BEING in the 9th Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, described as follows:

Reference information to locate the true point of beginning of the foregoing 5.09 acre tract:

BEGINNING at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the original James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76° E (measured along the northern edge of the pavement of Highway 70) 1,157.0 feet to a nail in the edge of the pavement; thence, N 16°15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76° E 331 feet along the southern boundary of the Butler property and along the northern boundary of the highway right of way to a point which is the southeast corner of the Butler property, this being the true point of beginning of the tract of land hereinafter described.

THENCE, leaving said point of beginning N 0°3' E 440 feet to an iron pin on the southern margin of a road right of way; thence, S 78°0' E along the southern margin of the road right of way 140 feet to a point at the beginning of a curve of the right of way; thence around said curve having a radius of 120.81 feet, northeasterly 94.88 feet to a point which is the end of the curve; thence, still along the southerly margin of the road right of way N 57°0' E 140 feet to an iron pin; thence, leaving the road right of way S 62°0' E along the southwesterly line of the William E. Pons property 250 feet to an iron pin; thence, along the westerly margin of the Pons property S 10°17' W 347.87 feet to a point which is the southwest corner of the Pons property and which is on the northern margin of the Highway 70 right of way; thence, N 82°0' W along the highway right of way 164 feet to a point; thence, still along the right of way, S 86°30' W 164 feet to a point; thence, S 80°0' W 176.0 feet to the point of beginning, containing 5.09 acres, more or less.

This tract is shown as tract number 5 on a plat prepared April _____, 1980, by Donald R. Carver, Surveyor, 209 Pear Orchard Drive, Goodlettsville, Tennessee, 37072.

BEING a portion of the same property conveyed to James H. Stein by deed from Mary Louise Stein of record in Book 5024, page 953, Register's Office for Davidson County, Tennessee.

Grantees agree to share equally with the owners of the roadway tract, which borders subject tract for a distance of 374.88 feet on the northerly margin, the responsibility for maintaining the graveling and grading of the roadway contained within the 374.88 foot section adjacent to grantees' property.

This conveyance is also subject to the following restrictions running with the land:

1. No noxious or offensive operation shall be conducted or maintained on this tract, and nothing shall be done on the tract which may constitute any annoyance or nuisance to other property owners in the vicinity.

2. No trailer, basement, tent, shack, or other out-building shall be erected on this tract for use as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence. The owner may erect a small barn of the type used as shelter for a pony or a calf.

3. Before a dwelling on this tract may be occupied, all of the outside construction must be completed.
4. This tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastemust be kept in sanitary containers. Garbage containers must be kept at all times within a utility yard.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5712 PAGE 143

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
			16000.00- CO	
			14400.00- MO	
			41.60 CO TX	
			12.40 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	63.50-
		0576A02/19/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 29889

IDENTIF. REFERENCE

FEB 19 9 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807440