This instrument was prepared by Jerry W. Hamlin, Atty. Ashland City, Tn. 37015

Installment Deed

BOOK 5720 PAGE 105

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul A. Keesee (NAME)	[redacted] (NAME)	
231 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	P O Box 56 33 Nashville TN 37208 (STREET ADDRESS)	57-33 34 36
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	A2

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND NO/100 ($100,000.00) *Dollars,*

of which Five Thousand and No/100 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Ninety Five Thousand and No/100 ($95,000.00) *Dollars,*

Paul A. Keesee, *has executed*

executed his note of even date herewith payable to the order of Robert L. Carrington, payable in 240 equal consecutive monthly installments of $916.78 each, the first installment due April 10, 1981, and one installment due and payable on the 10th. day of each consecutive month until the entire note has been paid in full, said note bearing ten per cent interest from date, and each installment includes principal and interest, to be applied first to payment of interest and the remainder to payment on the principal,

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, I, Robert L. Carrington, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul A. Keesee *(successors), heirs and assigns,*

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

Beginning in the center of Sulphur Creek, the N. W. corner of a tract of land conveyed to Roy Shaw by deed from Helen M. Carb, of record in Book 946, Page 221, Register's Office of said County, also being the N.W. corner of a tract of land conveyed to John H. Bardill, of record in Book 1041, Page 184, said Register's office; thence running with the center of a 20 foot road, as described in deed to John H. Bardill, and with their northern boundary line, S. 84° E. 658 feet, S. 81° E. 300 feet, N. 84° E. 300 feet, and S. 84° E. 400 feet to their N.W. corner; thence continuing with the center of said road, N. 88° E. 500 feet, N. 81° E. 550 feet, N. 57° E. 100 feet, and S. 83° E. 90 feet; thence E. along said road, 572 feet to the N. W. corner of R. P. Bracy's tract; thence northerly about 2282 feet to the N. boundary line, stake and pointer; thence 851.4 feet to a beech and elm; thence southerly 429 feet to a hickory; thence westerly 1270-1/2 feet to a beech and elm; thence southerly 1178.1 feet to a stake; thence westerly 1155 feet more or less to the center of Sulphur Creek; thence southwesterly with the center of said creek to the beginning, containing 100 acres, more or less.

And being same tract of land conveyed to Robert L. Carrington and wife, Susie F. Carrington, by deed from James H. Freeman and wife, of record in Book 1394, Page 216, Register's Office of said County. Upon death of Susie F. Carrington, title to said property vested in Robert L. Carrington, as survivin[illegible] tenant by the entirety.

Robert L. Carrington retains possession of said property for and during his natural life.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100.000.00

Subscribed and sworn to before me, this the 20 day of March 19 81

Affiant

My commission expires 2-24-84

(Affix Seal)

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Paul A. Keesee, *(successors), heirs and assigns forever.* I *covenant that* I am *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 taxes for 1981, which purchaser assumes. I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul A. Keesee

successors, heirs and assigns against the lawful claims of all persons.

And I, the said Paul A. Keesee

Jerry W. Hamlin

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 Registers 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.

Witness our hand s this 10th. day of March, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L Carrington — Paul A. Keesee Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

CHEATHAM Jerry W. Hamlin,

Personally appeared before me, ..., a Notary Public in and for said County and State, Robert L. Carrington, unmarried and Paul A. Keesee,

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 Ashland City, Tennessee, this 10th day of March, 1981.

Notary Public

Commission expires 2-24-1984

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

FROM
ROBERT L. CARRINGTON,
UNMARRIED,

TO
PAUL A. KEESEE

G 32798

IDENTIFICATION REFERENCE

MAR 11 3 18 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5720 PAGE 107

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

105[illegible].00-	CO	
5500[illegible].00-	MO	
260.00	CO TX	
93.00	MO TX	
.50	PRFE	
6.00	MDE D	
	CHECK	359.50-
4213A03/11/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32798

IDENTIFICATION REFERENCE

MAR 11 3 18 PM '81

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

No. 810946