Prepared by: G. Thomas Shields, Atty.
Suite 100-Cumberland Office Bldg.
Madison, Tenn. 37115

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Loyd F. Potts et ux (NAME)	same as new owner (NAME)	14D 6515 & 14D6516 Map 21-80.1 and Map 21-81.1 parcels
5173 EATONS CREEK ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE (CITY) TN (P. O. ZONE) 37218 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand and no/100 ---------- ---------- ($65,000.00 *Dollars,*

of which Eighteen Thousand Eight Hundred Fifty and no/100 ---------- ---------- ($18,850.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Forty Six Thousand One Hundred Fifty and no/100 ---------- ($46,150.00) *Dollars,*

the grantees hereinafter named *have executed* their one joint promissory note of even date herewith payable to the order of Robert R. Poe and wife, Sarah F. Poe in monthly installments as provided therein with interest at the rate of 10 1/2 % per annum, beginning August 1, 1981.

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, We, Robert R. Poe and wife, Sarah F. Poe,

have this day bargained and sold, and do hereby transfer and convey unto the said Loyd F. Potts and Jimmy D. Potts their *(successors), heirs and assigns,*

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

A lot of land in the 1st Metropolitan District of Nashville and Davidson County, Tennessee, on the southwesterly side of U.S. Highway 41-A more particularly described as follows to-wit:

TRACT NO. 1:
Beginning at an iron stake, the southwest corner of Houston Wilson lot, in the north line of Potters Nursery; thence with the north line of Potters south 80° west 207 feet to a sweet gum tree; thence leaving Potters line going north 5° west 232 feet to an iron stake; thence north 75° east 225 feet more or less to an iron stake in the margin ofU.S. Highway 41-A; thence with the margin of said highway south 45° east 18 feet to an iron stake in Houston Wilson's west line; thence with Wilson's line south 3° west 241 feet to the point of beginning, containing 1.28 acres more or less and being Tract No. 1 of the survey by S. H. Hutchison on March 27, 1964.

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by T.R. Sanford, April 19, 1963, as follows:

TRACT II:
Beginning at a tack in the center of Highway No. 112 or Clarksville Highway, said tack being south 0° 30' east 40 feet, more or less from the southwest corner of the property conveyed to Benny Pignolo and wife, Lottie Carney Pignolo, by deed from H.R. Potter

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 2nd day of July 1981

Affiant

My commission expires: 1-20-85 (Affix Seal)

Notary Public

and wife, of record in Book 1342, page 417, Register's Office for said County; thence with the center of said highway southeasterly 335.4 feet; thence south 77° west 245.1 feet; thence north 0° 30' west 287.8 feet to the beginning, containing 0.81 acres, more or less.

Being the same property conveyed to Robert R. Poe and wife, Sarah F. Poe, by deed from R. E. Worrall, Clerk, of record in Book 4768, page 857, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 6165 Clarksville Highway (House Number) (Street) Joelton, TN 37080 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 Loyd F. Potts and Jimmy D. Potts, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Loyd F. Potts and Jimmy D. Potts, 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 Loyd F. Potts and Jimmy D. Potts *hereinafter referred to as trustors, hereby transfer and convey unto* Bert C. Ferguson, *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 $65,000.00 *, 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

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.

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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 2nd *day of* July, *19* 81

Jimmy D. Potts
Loyd F. Potts

Robert R. Poe
Sarah F. Poe

64966

IDENTIF. REFERENCE

FILED JUL 9 9 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert R. Poe and wife, Sarah F. Poe; and Loyd F. Potts and Jimmy D. Potts *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 Madison, *Tennessee this* 2nd *day of* July, *19* 81.

Notary Public

Commission expires 1-18-82

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

RECEIVED OF _____

FOR _____

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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
			65000.00- CO	
			46150.00- MO	
			165.00 CO TX	
			44.10 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 222.60-	
5382A07/08/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4.9660 CE .81 STEF NH.

IDENTIF. REFEREN T

JUL 8 9 27 AH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TE

No. 831339