This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Fred M. Drolick and wife,

Jane E. Drolick

TO

Hubert H. Crowder

For draftsman's use

Prepared by
H. H. Crowder
8099 Jackman Rd
Joelton, Tenn. 37080

BOOK 5790 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert H. Crowder (NAME)	same (NAME)	5 - 8 15
P. O. Box 85 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5 - 19 KS
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

SEP 2 10 48 AM '81

FILED FOR RECORD REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50.000.00 Hubert H. Crowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF September 19 81.

W. W. Williamson
Notary Public

~~MY COMMISSION EXPIRES:~~ May 29, 1983

(AFFIX SEAL)

G58382

FOR AND IN CONSIDERATION OF the sum of Seventeen thousand and no/100 ------($17,000.00)---------
---------- DOLLARS

of which $ 8,500.00---- has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Hubert H. Crowder, makes his note payable to the order of Fred M. Drolick and wife, Jane E. Drolick, in the principal sum of Eight thousand five hundrid and no/100 Dollars, payble March 2, 1982 and bearing interest at the rate of ten per centum per annum, Hubert H. Crowder grantee hereby assumes, and agrees to pay, the principal balance now due, plus future interest, on a certain note dated July 23, 1974, in the original principal sum of $38,200.00, payable to Federal Land Bank of Louisville, in monthly installments as set forth in said note, and being secured by a deed of trust executed by J. A. Rediker and wife, Mary Louise Rediker to Paul F. Bachman, Trustee, as of record in Book 4837, page 126, Register's Office for Davidson County and Book 120, page 203, Register's Office for Robertson County,

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,

Fred M. Drolick and Wife, Jane E. Drolick

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

Hubert H. Crowder

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

Being in the 14th, formerly 24th Civil District of Davidson County, and partly in Robertson County, and more particularly described as follows:

Beginning at a point in the northerly margin of Jackman Road, said point being south 63 degrees 30 minutes east 475 feet, more or less, from a stake in the fence corner of Goodman's, formerly Rip Bower's easterly line; thence north 3 degrees 30 minutes east 1350 feet, more or less, along the westerly boundary line of the property conveyed to Alene Milligan, by deed from Clara Mc Murrey, of record in Book 4013, page 478, to a point in Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek, 100 feet to a point; thence north 3 degrees 30 minutes east 256.5 feet, more or less, to a point; thence north 87 degrees west 488 feet, more or less, along the southerly line of Dallas property to a pin; thence south 5 degrees west along Goodman's easterly line 1377 feet more or less to a pin; thence south 63 degrees 30 minutes east 475 feet more or less to the point of beginning, containing 14.35 acers, more or less.

Being the same property conveyed to Fred M. Drolick and wife, Jane E. Drolick, by deed from Eddie E. Stanley and wife, Johnnie G. Stanley, as of record in Book 5006, page 67, Register's Office for Davidson County and Book 188, page 247, Register's Office for Robertson County.

This is unimproved ( ) improved (X) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

5144 09/02 143.00- CHECK

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 seised 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 James Baer 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 $40,000.00 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:

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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 1st day of September 19 81.

Fred M. Drolick

Hubert H. Crowder

Jane E. Drolick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clifton E Willis, a Notary Public in and for said County and State, the within named Fred M. Drolick and Wife, Jane E. Drolick

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, Tennessee, this 1st day of September, 1981.

Clifton E Willis, Notary Public.

My Commission Expires Oct. 15, 1983
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, personally appearing Harry L. Swain, a Notary Public of the State and County aforesaid, personally appeared the within named Hubert H. Crowder the bargainor, with whom I am personally acquainted, and who, ~~upon oath,~~ acknowledged ~~himself to be~~ that he executed the within instrument for the purposes therein contained, ~~the within named bargainor a corporation, and that he as such xx xx xx xx xx xx xx xx xx xxxxxxxxx being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by xx xx xx xxxx self as xx xx xx xx xx xx xx xx xx

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5790 PAGE 618

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
			50[illegible] .00-	CO
			650[illegible] .00-	MO
			130.00	CO TX
			6.50	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	143.00-
6144A09/02/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

SEP. 2 10 48 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 841714