INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-SIX THOUSAND and NO HUNDREDTHS Dollars ($ 36,000.00), of which TWO THOUSAND and NO HUNDREDTHS Dollars ($ 2,000.00), has been paid in cash by the hereinafter named Grantees, the receipt of which by the hereinafter named Grantor, is hereby acknowledged; and for the remaining balance of THIRTY-FOUR THOUSAND and NO HUNDREDTHS Dollars ($ 34,000.00), the said hereinafter named Grantees have executed one promissory note of even date herewith payable to the order of the hereinafter named Grantor in consecutive monthly installments of $ 318.58 each, with the first installment due the 1st day of October, 19 81; said note bears interest after maturity and provides for payment of attorney's fees, and to secure the payment of said note, principal and interest, attorney fees, and all obligations of Grantees hereinafter provided for, a lien is expressly retained on the land herein conveyed, PUTMAN PROPERTIES, INC., hereinafter called Grantor, has this day bargained and sold, and does hereby transfer and convey unto JIMMY E. BEASLEY and wife, DIXIE A. BEASLEY, hereinafter called Grantees, their heirs and assigns, certain real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Walnut Grove, of record in Book 2133, Page 87.

Said Lot 130 fronts 108.0 feet on the easterly margin of Dearborn Drive and extends back easterly 310.6 feet on the northerly border and 293.3 feet on the southerly border to a broken line in the rear measuring 157.9 feet thereon.

Being the same property conveyed to Putman Properties, Inc. by deed from E. Mark Turner and wife, Nancy Ann Turner of record in Book 5109, Page 776 in said Register's Office.

This property may not be transferred without prior written approval of the note holder and said holder may as a condition of said approval raise the interest rate to no more than 3% below the market rate of the federal savings and loan associations in Davidson County, Tennessee at the time of said transfer.

Grantees shall, in addition to the monthly installments due on the above note, pay monthly with said installments one twelfth of the annual real property taxes and insurance premium due for said property.

Grantees acknowledge that they are aware that a lien of record in Book3194, Page399*in said Register's Office is a prior and existing lien on this property and that they take said property subject to said lien. However, Grantees do not in any way assume any liability for the payment of the indebtedness secured by said lien and Grantor shall idemnify and hold Grantees harmless from any loss or cost whatsoever arising from said property being subject to said lien. Grantor covenants that it will pay all amounts coming due under the indebtedness secured by said lien and in the event it fails to do so the Grantees may advance sums to keep said indebtedness current or to pay said indebtedness in full if said lien is in foreclosure and can not be reinstated. All such sums advanced shall be an offset to the sums secured by this installment deed.

*and a second lien of record in Book 5080, Page 799 all

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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 except as set out herein.

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 W. E. Weems, II, , Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purpose aforesaid, only. We, the said Grantees do hereby agree to keep all buildings now on, or to be hereinafter erected on said property, insured in some reliable fire insurance company or companies for at least the maximum insurable value until the notes herein secured are fully paid, and to have the loss, if any, 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 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 outery, 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 expense 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 24th day of September, 19 81.

Jimmy E. Beasley
JIMMY E. BEASLEY

Dixie A. Beasley
DIXIE A. BEASLEY

PUTMAN PROPERTIES, INC.
by Lee E. Putman
LEE E. PUTMAN, PRESIDENT

Nancy Ann Turner
NANCY ANN TURNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY E. BEASLEY and DIXIE A. BEASLEY and ~~NANCY ANN TURNER~~ the 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 September, 19 81.

Notary Public

Commission expires:
1-20-85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY ANN TURNER the 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 25 day of Sept, 19[illegible].

Notary Public

Commission expires:
JAMES DENNIS HUGHEY
~~Notary Public, State of Tn at Large~~
My Commission Expires 1-18-82

STATE OF TENNESSEE

BOOK 5801 PAGE 280

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LEE E. PUTMAN, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the PUTMAN PROPERTIES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 19 81.

Notary Public

Commission expires:
1-20-85

Prepared by W. E. Weems, II, Attorney
2500 Hillsboro Road
Nashville, Tennessee 37212

Address New Owners:	Send Tax Bills to: mail	Map and Parcel
Jimmy E. Beasley		
2203 Dearborn Drive	Putman Properties, Inc.	84-14
Nashville, Tn. 37214	P.O. Box 415	66
	Old Hickory, Tn. 37138	3DZ42594

This is improved property know as:

2203 Dearborn Drive, Nashville, Tennessee 37214

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 19 81.

Notary Public

Commission expires:

Notary Public, State of Tennessee
My Commission Expires [illegible] 82

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IDENTIFICATION REFERENCE

SEP 30 10 48 AM '81

FEES PAID AND SENT TO REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5801 PAGE 281

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
			360[illegible].00- CO	
			340[illegible].00- 10	
			53.60 CO TX	
			32.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 139.18-	
0569A09/30/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

661987

IDENTIF. REFERENCE

SEP 30 10 48 AM '81

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No. 845967