Prepared by:
Dennis Wright, Attorney
632 Old Hickory Blvd.
Madison, Tennessee 37115

Installment Deed

HD-37920 MAP 33 PAR. 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall E. Woodard (NAME)	Same (NAME)	
1296 Dickerson Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Forty-Nine Thousand And No/100---------- ($49,000.00) ---------- *Dollars,*

of which $11.78 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint and several promissory note, of even date herewith, in the original principal sum of $20,000.00 payable to the order of the grantors in 180 equal payments of $279.92 *Dollars,* each which includes principal and interest at the rate of 15% per annum ~~xxxxxxxxxx~~ and for the balance of $28,988.22 grantees assume and agree to pay, according to the terms and conditions, thereof, a note dated October 17, 1979, in the original principal sum of $33,750.00 executed by the grantors payable to the order of Allen D. Agee and wife, Roberta F. Agee and secured by a vendors' lien on the property conveyed herein which is of record in Book 5515, page 261, Register's Office for Davidson County, Tennessee,

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, Homer Harris and wife, Lora E. Harris, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Randall E. Woodard and wife, Beverly O. Woodard, hereinafter called the grantees,

(successors), heirs and assigns, certain real estate in ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a railroad spike set in the southeasterly margin of Dickerson Pike, said railroad spike being located at a point south 35°28' east 80 feet from a corresponding point in the northwesterly margin of said Dickerson Pike, which corresponding point is situated 844.0 feet southwest of the southwest corner of Lot No.1 on the plan, being of record in Book 843, page 63, Register's Office for said County, as measured along the northwest margin of said Dickerson Pike; thence from said railroad spike, south 35°28' east 200 feet to a point; thence north 54°32' east 28 feet to a point; thence south 78°48' east 100 feet to a point; thence south 7°12' west 37.9 feet to a point in the north line of the Miller C. Minton tract, as defined by deed of record in Book 1939, page 341, said Register's Office; thence along said Minton's line north 39°10' west 168 feet to an 18 inch cedar; thence along said Minton's line, south 64°59' west 78 feet to another 18 inch cedar; thence further along the said Minton's line, north 79°15' west 216.5 feet to an 8 inch post in the southwesterly margin of said Dickerson Pike, Minton's northwest corner; thence along the southeasterly margin of said Dickerson Pike in a northeasterly direction 300 feet to the beginning, containing 1.06 acres, more or less.

Being the same property conveyed to Homer Harris and wife, Lora E. Harris, by deed of record in Book 5515, page 261, Register's Office for Davidson County, Tennessee.

This is improved property located at 1296 Dickerson Road, Goodlettsville, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 49,000.00

Subscribed and sworn to before me, this the 30th day of December 19 81

Randall E. Woodard
Affiant

My commission expires: October 17, 1982
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1296 Dickerson Road, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City, Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, 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* grantees, 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 grantees *hereinafter referred to as trustors, hereby transfer and convey unto* Peggy Manners *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 $ insurable value *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, also 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 them 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, as 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 one 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 sums, 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 trust 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.

Witness our hand S this 30th day of December, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

/s/ Homer Harris — /s/ Randall E Woodard

Lora E. Harris — Beverly O. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Homer Harris and wife, Lora E. Harris and Randall E. Woodard and wife, Beverly O. Woodard

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 this 30th day of December, 19 81

/s/ Dennis L. Taylor

Commission expires October 17, 1982

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 .....

RUSH

..... Notary Public

Commission expires .....

INSTALLMENT DEED

FROM
Homes Harris and wife,

TO
Lora E. Harris
Randall E. Woodard and wife,
Beverly O. Woodard

G 73998

IDENTIF. REFERENCE

JAN 4 2 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
330 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

5623 01/04 151.50- CHECK

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

RECEIVED OF BOOK 5836 PAGE 790

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49000.00- CO	
			20000.00- MO	
			127.40 CO TX	
			18.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	151.90-
5623A01/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.73998

IDENTIF. REFERENCE

JAN 4 2 32 PM '8

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN

No. 860433