This Form furnished by Attorneys Title Company, Inc.

BOOK 5836 PAGE 991

INSTALLMENT DEED Form No. WD - 4

FROM

CAROL L. CROWELL

TO

DONALD R. PFRIMMER and wife,
GAIL A. PFRIMMER

For draftsman's use

This instrument prepared by:

CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD R. PFRIMMER (NAME)	Same (NAME)	
1550 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	158
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	52

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE 674048

JAN 4 4 06 PM '82

FEE $ 2.40 REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1982.

Notary Public

MY COMMISSION EXPIRES: Dec 28

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of THREE HUNDRED TEN THOUSAND and NO/100---------- ($310,000.00)---------- DOLLARS

of which $50,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees (1) Expressly assume a note secured by a deed of trust encumbering the property conveyed, of which the grantor herein is a joint maker with her former husband, in the original principal amount of $100,000.00, and now having an unpaid principal balance of $90,757.08; and (2) grantees have executed an installment note in the principal sum of One Hundred Sixty-Nine Thousand, Two Hundred Forty Two Dollars and Seventy Two Cents ($169,242.72), with interest at fourteen (14%) percent per annum, payable in nineteen (19) equal annual installments of $ 25,553.96, beginning January 1, 1983, and on January 1 of each year thereafter, the final installment being due January 1, 2002, in the amount of $ 25,492.62.

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,

I, CAROL L. CROWELL, a single woman,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto DONALD R. PFRIMMER and wife, GAIL A. PFRIMMER, as tenants by the entirety,

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

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, December 14, 1955, as follows:

Beginning at a stake in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Herbert C. Sanborn and wife, by deed from Nashville Trust Company, Trustee, of record in Book 1133, page 555, Register's Office for said County; thence with the center of Old Hickory Boulevard North 85° 30' west 414.8 feet to a stake in the center of Old Hickory Boulevard; thence north 2° east 1470 feet to a stake in fence in the south margin of the Davis property; thence with Davis' south line, south 87° 30' east 175 feet to Sanborn's west line; thence with Sanborns west line, south 2° west 783 feet; thence south 44° 30' East 42 feet; thence south 5° 35' east 469 feet to the center of Old Hickory Boulevard, the point of beginning, containing 9 acres, more or less.

Being the same property conveyed to James F. Crowell and wife, Carol L. Crowell, by deed from Robert P. Sherman and wife, Joan G. Sherman, dated July 30, 1975, and Recorded at Book 4939, page 100, Register's Office of Davidson County, Tennessee, and the same property of which the said James F. Crowell quitclaimed all of his right, title and interest to the grantor herein, Carol L. Crowell, previous to this conveyance, such quitclaim deed being recorded at Book 5836, page 599, in said Register's Office. James F. and Carol L. Crowell were divorced by a decree entered in the Davidson County Circuit Court on November 25, 1981.

This is ( ) improved ( ) improved property, known as 1550 Old Hickory Boulevard, Brentwood, TN 37027
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 by the deed of trust securing the note referred to above at Book 4939, page 102, in said Register's office. 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 Denty Cheatham 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 value of the improvements on the property or the unpaid balance of the note, whichever is less, 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:

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 4th day of January 19 82.

Carol L. Crowell

Donald R. Pfrimmer

Gail A. Pfrimmer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rose Palermo, a Notary Public in and for said County and State, the within named Carol L. Crowell, Donald P. Pfrimmer and Gail A. Pfrimmer the 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 Nashville, Tn Tennessee, this 4 day of January, 19 82.

Rose Palermo, Notary Public

Commission expires April 21, 1985.

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

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

RECEIVED OF _____ BOOK 5836 PAGE 993

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
			310000.00- CO	
			169242.72- MO	
			806.00 CO TX	
			167.20 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 973.70-	
			5676A01/04/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.7.4048

IDENTIF. REFERENCE

JAN 4 4 06 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860486