This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

ALBERT HIRAM BARFIELD et al.

TO

DOROTHY FAYE SHADOWENS et al.

For draftsman's use

This instrument was prepared by:

Stinnett & Wilkinson, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

BOOK 5901 PAGE 603

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Faye Shadowens et al (NAME)	Same (NAME)	Map 81-1
P.O. Box 66 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 71 KB
White House TN 37188 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G 9 6 7 3 9

JUN 22 10 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,333.34 Frank Wayne Harned
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 1981.

Janet M. Cooley
Notary Public

MY COMMISSION EXPIRES: 10-19-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --Thirty-Three Thousand, Three Hundred thirty-three and 34/100 ($33,333.34)---------- DOLLARS

of which $ 0 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their two promissory lien notes of even date herewith, one being payable to the order of ALBERT HIRAM BARFIELD and wife, MARTHA BARFIELD, and the other being payable to the order of LEONARD EUGENE BARFIELD and wife, BARBARA JEAN BARFIELD, each in the original principal sum of $16,666.67, in bi-monthly installments of $368.74 each, beginning August 30, 1981, with a like payment of $368.74 on each note, on the 30th day of October, December, February, April, June and August, in each year until both said notes are paid in full; said payments include interest at the rate of 13%,

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,

we, Albert Hiram Barfield and Leonard Eugene Barfield

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

Dorothy Faye Shadowens and Frank Wayne Harned

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

BEING the northerly 75 feet of Lot No. 26 and the southerly 30 feet of Lot No. 25, on the Map of Hailey's Subdivision of part of Block 5 of G. T. Sheegog's Subdivision at Bordeaux, as of recordin Book 547, page 155, Register's Office for said County.

Said parts of said lots adjoin and front together 105 feet on the easterly side of River Drive and run back between parallel lines 190 feet, more or less, on the northerly line of said part of Lot No. 25, and 180 feet, more or less, on the southerly line of said Lot No. 26, to the top of the bluff of Cumberland River.

BEING the same property conveyed to Leonard A. Barfield and wife, Rosetta S. Barfield, by deed from Lewis Perry Barfield et al., of record in Book 2139, page 331, Register's Office for Cheatham County, Tennessee. The said Leonard A. Barfield and wife, Rosetta S. Barfield, are both deceased, leaving as their sole and only heirs at law three children, the grantors, Albert Hiram Barfield and Leonard Eugene Barfield, and one of the grantees, Dorothy Faye Shadowens.

Dorothy Faye Shadowens joins in the execution of this instrument to convey one-half of her one-third interest, so that the effect of this instrument is that she and Frank Wayne Harned are equal tenants in common.

This is improved (XX) unimproved ( ) property, known as 1820 River Drive, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

4097 06/22 12?.3... 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 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 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 W. Stinnett, Jr. 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 $insb value 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:

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 30th day of June, 19 81.

Dorothy Faye Shadowens

Frank Wayne Harned

Albert Hiram Barfield

Leonard Eugene Barfield

Dorothy Faye Shadowens

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 Albert Hiram Barfield

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 30th day of June, 19 81

Notary Public.

Commission expires 10-19-82

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

Form No. WD3b

STATE OF TENNESSEE }
~~Davidson~~ Clarksville County. }

BOOK 5301 PAGE 605

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Faye Shadowens, an unmarried woman, and Frank Wayne Harned, an unmarried man

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~~ Ashland City, Tennessee, this 30th day of June, 1981

Notary Public

Commission Expires 10-19-82

STATE OF TEXAS
County of EL PASO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Eugene Barfield

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso, Texas, this 28th day of June, 1981.

Notary Public

CHARLES R. TALLEY, Notary Public
In and for the County of El Paso, Texas
My commission expires ~~April 20, 19~~ JULY 12 1985

Commission Expires 12 JULY 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 _____

FOR _____

BOOK 5901 PAGE 606

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
			33333.34- CO	
			33333.34- MO	
			86.58 CO TX	
			31.30 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	127.38-
4097A	06/22/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 22 10 16 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887794