This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

ASHLAND CITY BANK AND TRUST COMPANY,

a Tennessee banking corporation

TO

JAMES F. DUKES et ux

For draftsman's use

This instrument was prepared by:

STINNETT & WILKINSON, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Dukes et ux (NAME)	Same (NAME)	Map 67
Rt. 3 Box 5124 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 25
NASHVILLE, TN. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13D-45350

(FOR REGISTER'S USE)

6948

IDENTIF. REFERENCE

JUL 7 8 55 AM '82

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

MAIL ENV

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

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

$ 39,950.00

James F. Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 82

James H. Stinnett Jr.
Notary Public

MY COMMISSION EXPIRES: 10-29-84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --Thirty Nine Thousand, Nine Hundred Fifty and No/100-- ($39,950.00) DOLLARS

of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory lien note of even date herewith, payable to the order of ASHLAND CITY BANK AND TRUST COMPANY, in the original principal sum of $950.00, payable in ninety (90) days from date, with no interest; AND have executed their joint promissory lien note of even date herewith, payable to ASHLAND CITY BANK AND TRUST COMPANY, in the original principal sum of $36,000.00, payable in 240 monthly installments of $396.40 each, beginning August 6, 1982, with a like payment on the 6th day of each consecutive month thereafter until July 6, 2002 when the final installment shall be due and payable; said installments include interest at the rate of 12%,

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,

Ashland City Bank and Trust Company, a Tennessee banking corporation

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

James F. Dukes and wife, Kay C. Dukes

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

TRACT NO. 1: A tract of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by Blanchard and Parrish, Surveyors, November 5, 1937, as follows: BEGINNING on the northerly margin of Tennessee Highway No. 12 at a post in the westerly line of the Fox property; thence with said Fox property, westerly line, North 1° 30' East 142.6 feet to a stake; thence North 12° 30' West 413 feet to a stake; thence leaving said line, South 1° 30' West 343 feet to a stake; thence South 85° 15' West 95 feet to a stake; thence South 1° 30' West 210 feet to a stake in the northerly margin of said highway; thence with said highway, North 85° 15' East 200 feet to the beginning, containing 1.29 acres, more or less.

TRACT NO. 2: A tract of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by G. W. Watkins, Surveyor, dated January 12, 1956. BEGINNING at a point in the northerly margin of the right of way of State Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins described in Book 1290, page 324, Register's Office for Davidson County, Tennessee, and the tract of land owned by Cora Belle Taylor, described in deed of record in Book 115, page 140, said Register's Office; thence North 1° 30' East 210 feet to the beginning point of the tract herein conveyed, and being the southwest corner of said tract; thence North 85° 15' East 95 feet to a point; thence North 1° 30' East 89 feet to an iron pin; thence South 85° 15' West 95 feet to an iron pin; thence South 1° 30' West 89 feet to the point of beginning, containing 19/100 of an acre, more or less.

BEING the same property conveyed to Ashland City Bank and Trust Company, by Trustee's Deed of record in Book 5902, page 856, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as ..... (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.

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 Wm. G. Wilkinson 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 on 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 6th day of July 19 82.

ASHLAND CITY BANK AND TRUST COMPANY

BY: Assistant Cashier

James F. Dukes

Kay C. Dukes

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Dukes and wife, Kay C. Dukes

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 Ashland City, Tennessee, this 6th day of July, 19 82

James W. Stinnett Jr., Notary Public.

Commission expires 10-29-84

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. W. Doughten, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Assistant Cashier of the Ashland City Bank and Trust Company, the within named bargainor, a corporation, and that he as such Assistant Cashier, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Cashier

Witness my hand and seal, at office in Ashland City, Tennessee, this 6th day of July, 19 82.

James W. Stinnett Jr., Notary Public.

Commission expires 10-29-84

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

RECEIVED OF _____

FOR _____

BOOK 5907 PAGE 449

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
			39950.00- CO	
			36950.00- MO	
			103.74 CO TX	
			34.50 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	145.14-
			653 A07/07/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 8 6 4 8

IDENTIF. REFERENCE

JUL 7 8 56 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 890130