BOOK 5927 PAGE 756

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

DANNY RAY ADCOCK et ux

For draftsman's use

This instrument was prepared by:

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Ray Adcock et ux (NAME)	Same (NAME)	Map 45
Rt. 3, Little Marrowbone Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 9.1
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 0 5 2 5 0

IDENTIF. REFERENCE

AUG 23 9 56 AM '82

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

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

$44,500.00 Danny Ray Adcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1982

James W. Stinnett, Jr.
Notary Public

MY COMMISSION EXPIRES: 10-24-84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --Forty Four Thousand, Five Hundred and No/100---------- ($44,500.00) ---------- DOLLARS

of which $ 4,500.00 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 $40,000.00, payable in 35 monthly installments of $411.45 each, beginning October 1, 1982, with a like payment on the 1st day of each consecutive month thereafter until September 1, 1985 when the entire remaining balance shall be due and payable; said installments include interest at the rate of 12%. In the event that buyer should renew this note on the 36th payment, renewal will be made based upon the interest rate charged by Security Federal Savings and Loan Association for an 80% Conventional Loan on the date of renewal and each such renewal shall be for 11 months with balance due on the 12th payment, upon the same terms and conditions described above.

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

Danny Ray Adcock and wife, Rita Adcock

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

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, located on the south side of Little Marrowbone Road at the mouth of Nickens branch as it empties into the Little Marrowbone Creek near the Cheatham County line and described according to a copy of a survey by C. J. Carney, Surveyor, May 20, 1963, as follows:

BEGINNING at a pin in the center of the Little Marrowbone Road; thence with the center line of said Road, South 43° 30' West 100 feet, South 55° West 348 feet to an iron pin; thence leaving said Road, South 40° East 230 feet to an iron pin in the north bank of said Little Marrowbone Creek; thence North 33° 26' East 150 feet; North 30° 20' East 100 feet; North 26° 26' East 226.6 feet to an iron pin; thence leaving said bank of said creek, North 43° 30' West 45.4 feet to the point of beginning.

BEING the same property conveyed to Ashland City Bank and Trust Company by Trustee's Deed from James W. Doughten, Substitute Trustee, of record in Book 5486, page 221, 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 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 21st day of August 19 82.

ASHLAND CITY BANK AND TRUST COMPANY

BY: [signature]
Assistant Cashier

Danny Ray Adcock

Rita Adcock

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 Danny Ray Adcock and wife, Rita Adcock

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 21st day of August, 1982.

James W. Stinnett, Jr., Notary Public.

Commission expires 10-24-84

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

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie Anderson, with whom I am personally acquainted, and who, upon oath, acknowledged him self 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 him self as Assistant Cashier

Witness my hand and seal, at office in Ashland City, Tennessee this 21st day of August, 19 82

Grace Hallums, Notary Public

Commission expires 7-31-84

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

BOOK 5927 PAGE 758

RECEIVED OF _____

FOR _____

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
			44500.00- CO	
			40000.00- MO	
			115.70 CO TX	
			38.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 160.20-	
			479BA08/23/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 2 5 0

T IDENTIF. REFERENCE

AUG 23 9 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898105