INSTALLMENT DEED

For and in Consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) Dollars,

of which TEN THOUSAND AND NO/100 ($10,000.00) Dollars,

has been paid in cash by THE GRANTEE

the receipt of which is hereby acknowledged, and for the remainder

ONE HUNDRED FORTY THOUSAND AND NO/100 ($140,000.00) Dollars,

the said GRANTEE has this day executed his one promissory note of even date herewith in the original principal sum of $140,000.00 payable to the order of Grantors and executed by the Grantee and given as part of the purchase money on the herein described property.

C.A M.P Said note is payable as follows:
~~December 31~~ Oct. 15, 1983, $28,000.00 principal payment plus interest on the unpaid
C.R M.P principal sum at the rate of 11% per annum.
~~December 31~~ Oct. 15, 1984, $28,000.00 principal payment plus interest on the unpaid
C.R M.P principal sum at the rate of 11% per annum.
~~December 31~~ Oct. 15, 1985, $28,000.00 principal payment plus interest on the unpaid
C.R M.P principal sum at the rate of 11% per annum
~~December 31~~ Oct. 15, 1986, $28,000.00 principal payment plus interest on the unpaid
C.R M.P principal sum at the rate of 11% per annum.
~~December 31~~ Oct. 15, 1987, $28,000.00 principal payment plus interest on the unpaid principal sum at the rate of 11% per annum.

Amounts paid will be credited first to interest due; balance to unpaid principal sum. all of said notes bearing 11 per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ~~CLIFFORD W. RADER AND WIFE, MARIE OAKLEY RADER~~ ~~THE GRANTORS~~ have this day bargained and sold, and do hereby transfer and convey unto the said MARION THURMAN, THE GRANTEE, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee and described as follows:

Beginning in the center of the Murfreesboro Pike at the northeast corner of the tract of 26 acres and 62 poles conveyed to John G. Stewart by deed from James R. Brewer and wife, of record in Book 257, Page 329, Register's Office for said County, said point also being the northeast corner of the tract hereinafter described; thence North 88 degrees West 46.64 poles to a stake, formerly a black oak stump; thence South 2 degrees East 35.3 poles to a stake; thence South 88 degrees East 36 poles to a stake; thence North 2 degrees East 15.3 poles to a stake; thence South 88 degrees East 22.25 poles to the center of the Murfreesboro Pike; thence with the center of said Pike North 32-2/4 degrees West 24-1/2 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Clifford W. Rader and wife, Marie Oakley Rader by deed from Tom G. Coleman, Jr., Trustee, as of record in Book 4795, Page 626, Register's Office for said County.

There is included in the above described land but hereby expressly excluded therefrom .32 acres of alnd conveyed to the State of Tennessee for widening Murfreesboro Road, dated Jnauary 5, 1959, recorded in Book 2905, Page 499, said Register's Office.

This instrument is made subject to an easement for right-of-way of Murfreesboro Pike lying within boundaries of premises and to all applicable local government planning, building and zoning regulations.

This is a sale in gross. Buyer agrees to advance payment for cost of a survey not to exceed $700.00 M.P, and is to be allowed credit for same out of the first annual installment of principal. Buyer will receive possession on date of deed. 1982 land taxes will be prorated and paid date of closing.

This is ( ) unimproved ( ) improved property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Zip Code)

Eva Thurman joins in this conveyance for the purpose of conveying any marital rights she may have in the herein described real property.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTORS, THEIR heirs and assigns forever. WE covenant that WE 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 AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE HIS 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 ME in hand paid, I, the said GRANTEE

do hereby transfer and convey unto TOM G. COLEMAN, 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.

I, the said GRANTEE 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 $insurable interest 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 interst may appear.

I 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 I 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 I, the said GRANTEE 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 I 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; I 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 trust conveyance. I 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. I 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 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 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 BORROWER 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 TOM G. COLEMAN, JR., Trustee, shall be vested in said successor.

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 CLIFFORD W. RADER AND WIFE, MARIE OAKLEY RADER and MARION THURMAN hereunto set our hands at Nashville, Tennessee, this the 15th day of October 1982

Marion Thurman

Clifford W. Rader

Marie O. Rader

Eva M. Thurman by Carolyn Pace
Attny-In-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLIFFORD W. RADER AND WIFE, MARIE OAKLEY RADER AND MARION THURMAN

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 Nashville Tennessee, this 15th day of October, 1982

Linda Worden, Notary Public

Commission Expires 10/21/84

STATE OF Tennessee
Davidson County.

On this 15th day of October, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carolyn Pace, to me known to be the person who executed the foregoing instrument in behalf of Eva Thurman and acknowledged that she executed the same as the free act and deed of the said Eva Thurman.

Witness my hand and seal at Nashville, Tennessee this 15th day of October, 1982.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5951 PAGE 819

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I 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 .....

(over for additional acknowledgements)

RUSH

H 131197

IDENTIF. REFERENCE

Oct 19 12 35 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
CLIFFORD W. RADER AND WIFE,
MARIE OAKLEY RADER

TO
MARION THURMAN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARION THURMAN (NAME)	NEW OWNER (NAME)	Map 135
P.O. Box 140347 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 67
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D-01495

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$150,000.00 Tom G. Coleman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1982.

Linda Tibbs
Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

10/19-540.50- CHECK

4811

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

RECEIVED OF _____

FOR BOOK 5951 PAGE 820

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
			150000.00- CO	
			140000.00- MO	
			390.00 CO TX	
			138.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	540.50-
4811A10/19/82			BAL-	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 3 1 9 7

IDENTIF. REFERENCE

OCT 19 12 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905460