INSTALLMENT DEED

For and in Consideration of the sum of Forty-Seven Thousand, Seven Hundred, Nine and 54/100 ($47,709.54) ---------- Dollars, of which Six Thousand ($6,000.00) ---------- Dollars, has been paid in cash by KENNETH D. ALDRIDGE, and wife, PATRICIA L. ALDRIDGE, the receipt of which is hereby acknowledged, and for the remainder Forty-One Thousand Seven Hundred, Nine and 54/100 ($41,709.54) ---------- Dollars, the said KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE, have assumed and agreed to pay a first Deed of Trust held by The Galbreath Mortgage Company with an approximate balance of Thirty Thousand Seven Hundred Fifty-Nine Dollars and 54/100 ($30,759.54), as of record in Book 5280, Page 634, Register's Office for Davidson County, Tennessee, and for the balance of Ten Thousand Nine Hundred Fifty Dollars ($10,950.00), the said KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE, Grantees herein, have executed their one Promissory Note of even date herewith, payable to Jacque Elaine Eason,

all of said notes bearing eleven (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, JACQUE ELAINE EASON, an unmarried person,

has this day bargained and sold, and do hereby transfer and convey unto the said KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 21 on the Plan of Hickory Bend Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 61 feet on the westerly side of Larchwood Drive and runs back 187.6 feet on the northerly line and 187.1 feet on the southerly line to a dead line in the rear on which it measures 88.27 feet.

BEING the same property conveyed to Jacque Elaine Eason by Deed of record in Book 5535, Page 557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first mortgage Deed of Trust of record in Book 5280, Page 634, Register's Office for Davidson County, which said Grantees have assumed and agreed to pay; restrictive covenants of record in Book 3642, Page 478, and Book 3877, Page 691, of said Register's Office; and any existing easements of record.

JACQUE ELAINE EASON covenants that at the date of execution and delivery of this Installment Deed she was unmarried.

This is unimproved ( ) improved (X) property, known as 638 Larchwood Drive, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE their heirs and assigns forever. I covenant that I am 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 as noted herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE, 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 him in hand paid, we, the said Grantees, KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE,

do hereby transfer and convey unto Ronald M. Campbell, 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, KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE 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 $ 10,950.00 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.

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, KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE 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 trust 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 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 KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE their 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 Ronald M. Campbell, 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 Grantees, KENNETH D. ALDRIDGE, and wife, PATRICIA L. ALDRIDGE and Grantor, JACQUE ELAINE EASON, an unmarried person hereunto set our hands at Nashville, Tennessee, this the 22nd day of November 1982

Kenneth D. Aldridge
KENNETH D. ALDRIDGE, Grantee

Patricia L. Aldridge
PATRICIA L. ALDRIDGE, Grantee

x Jacque Elaine Eason
JACQUE ELAINE EASON, Grantor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ronald M. Campbell, a Notary Public in and for said County and State, the within named KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE,

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 22nd day of November, 1982

Commission Expires January 22, 1984

Ronald M. Campbell, Notary Public.
RONALD M. CAMPBELL
Notary Public At Large

STATE OF FLORIDA
ALACHUA County.

Personally appeared before me, Sylvia H. Mitchell, a Notary Public in and for said County and State, the within named JACQUE ELAINE EASON

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who acknowledged that at the date of execution and delivery she was an unmarried person.

Witness my hand and official seal at this 19th day of November, 1982

Sylvia H. Mitchell, Notary Public.

Commission Expires Notary Public, State of Florida
My Commission Expires Aug. 2, 1986
Bonded Thru Troy Fain - Insurance, Inc.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5968 PAGE 615

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)

H 1 8 6 7 5

T IDENTIF. REFERENCE

NOV 23 3 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
JACQUIE ELAINE EASON

TO
KENNETH D. ALDRIDGE and wife,
PATRICIA L. ALDRIDGE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

TOWER CO NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH D. ALDRIDGE and wife, PATRICIA L. ALDRIDGE (NAME)	CHEMICAL MORTGAGE COMPANY (NAME)	Map 97-9
638 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Parcel 4
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	Tax ID. 03DZ 82335

THIS INSTRUMENT WAS PREPARED BY
Ronald M. Campbell
Attorney at Law
Suite 1610
Parkway Towers
Nashville, TN 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 47,709.54 Kenneth D. Aldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1982

Ronald M. Campbell
Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

1678 11/23 48.48- CHECK

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

RECEIVED OF _____

FOR BOOK 5968 PAGE 616

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
			4709.54 CO	
			10950.00- MO	
			124.02 CO TX	
			8.90 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 145.42-	
			1678A11/23/62 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 6 7 5

IDENTIF. REFERENCE

Nov 23 3 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 912083