Prepared by H. Houston Hagar, Atty.,
4021 Timberview Ln.,Hermitage,Tn.37076

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Herbert E. Odum and wife
Jeanell C. Odum. AND
Paul R. Odum & wf, Jo Ann Odum.

TO

James R. Simmons, and wife,
Linda F. Simmons.

For draftsman's use

BOOK 6130 PAGE 124

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Simmons, et ux, (NAME)	Same. (NAME)	Map 98 and 110
Earheart Rd., Rt. #6, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Portions of Par. 12 Map 110
Mt. Juliet, Tenn. 37122. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	& Portions of Par. 161, Map 98

(FOR REGISTER'S USE)

H 7: 1:6 4 0

IDENTIF. REFERENCE

SEP 6 12 30 PM '83

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

$ 24,000.00 [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Sept. 1983

[signature]
Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Four Thousand ($24,000.) - - - - - - - - - - - - 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 , James R. and Linda F. Simmons, have executed one Installment Deed note dated of even date with this Deed, for $21,000. payable monthly at the rate of $277.52, to the grantors, Herbert E. Odum, and wife, Jeanell C. Odum, the first payment being due one month from the date hereof, and each succeeding month thereafter, for ten (10) years, with interest at the rate of ten percent (10%), until said note is paid in full.

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,

Herbert E. Odum and wife, Jeanell C. Odum, and Paul R. Odum and wife, Jo Ann Odum,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James R. Simmons, and wife, Linda F. Simmons, - - - - - - - - - - - - - - - - and their heirs,

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

Land in the 4th District of Davidson Co., being more particularly described according to a survey by John D. McCormick (unrecorded), (Surveyor No. 674), dated 7-20-83, as follows:

TRACT #1: Beginning at an iron pin in the Southeast corner of the property conveyed to B.E. Lane by Deed from J. C. Cole of record in Bk. 469, pg. 476, RODC, and being the same southeast corner of the same property shown on Deed from Vina Massey, et al of record in Bk. 5389, Pg. 697 to Herbert & Paul Odum, RODC, said begining point also being So. 89° 45' West 113 Ft. from the westernly margin of Earheart Rd.; thence north; thence N. 89° 45' E. 113.0 Ft. to an iron pin in the westerly margin of Earheart Rd.; thence northwesterly along said western boundary of Earheart Rd. 128.2 Ft. to an iron pin in said westerly margin; thence S. 73° 58' W. 63.4 Ft. to an iron pin in the eastern Bdry. of the Herbert & Paul Odum land; thence S.0°56' E. 100.1 Ft. to the point of beginning, containing 0.25 Acre, more or less.

TRACT #2: Beginning at the same iron pin as shown as beginning point in Tract #1 above, being S. 89° 45' W. 113. Ft.from westerly margin of Earheart Rd.; thence S. 89° 45' W. 350.0 Ft. to an iron pin; thence N.0° 15' W. 100.0 Ft. to an iron pin; thence N. 89° 45' E. 345.6 Ft. to an iron pin, said point being the northwest corner of Tract #1 above; thence S. 0° 56' E. 100.1 Ft. to the point of beginning, containing 0.80 Acre, more or less.

BEING a portion of the same property conveyed to Herbert Odum & wf, Jeanell C.Odum, by deed from Herbert Odum, Jim Odum & Paul Odum of record in Bk. 4792, pg. 752, RODC, and a portion of same property shown by Deed from Vina Massey, Willie Castleman and Walter Lee Massey, Jr. to Herbert E. Odum & Paul R. Odum, of record, in Bk. 5389, Pg. 697, RODC.

This is unimproved (X) / improved ( ) property, known as Earheart Rd. Rt. #6, Mt.Juliet, Tn. 37122. (Davidson Co.)
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECEIPT

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 H. Houston Hagar, 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 $ 20,000. 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 5 day of Sept. 19 83.

James R. Simmons,

Linda F. Simmons.

Herbert E. Odum,

Jeanell C. Odum,

Paul R. Odum,

Jo Ann Odum.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. Houston Hagar, a Notary Public in and for said County and State, the within named Herbert E. Odum & wife, Jeanell C. Odum, (Grantors) and Paul R. Odum and wife, Jo Ann Odum, (Grantors) and James R. Simmons and wife, Linda F. Simmons (Grantees).

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 Hermitage, Tenn. (Davidson County), Tennessee, this 5 day of Sept., 19 83.

H. Houston Hagar, Notary Public.

Commission expires 4-22-84.

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 .....

09/06 87.90- CHECK

5097

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6130 PAGE 126

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24000.00- CO	
			21000.00- MO	
			62.40 CO TX	
			19.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.90-
			5097A09/06/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7: I: 6 4: 0

IDENTIF. REFERENCE

SEP 6 12 30 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976460