OFFICIAL RECEIPT

This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

Installment Deed

BOOK 6164 PAGE 265

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. K. Sharp, Jr.	same	6-21
(NAME:) 2501 Baker Rd.	(NAME:)	10D-19105
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville TN	(STREET ADDRESS)	
(CITY) (P. O. ZONE) 37072 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 ------ ($47,500.00) *Dollars,*

of which FIVE THOUSAND AND NO/100 ---------- ($5,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 ($42,500.00) *Dollars,*

J. K. Sharp, Jr. has executed his one promissory note of even date herewith payable to the order of DORRIS P. DUKE and SAM DUKE one year from date. Said note bears interest of $300.00 per month until paid in full.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, DORRIS P. DUKE and SAM DUKE,

have this day bargained and sold, and do hereby transfer and convey unto the said J. K. SHARP, JR.

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, formerly the 20th, and being 10.2 acres, more or less, and being described according to a survey of the same made by George W. Watkins, Surveyor, on February 4th, 1955, as follows:

BEGINNING at a point in the original southerly boundary line of the land sold and conveyed by Clarence A. Bruce and wife, Nancy Lee Bruce, by deed of record in Book 2292, page 553, of the Register's Office Davidson County, Tennessee, near a road; thence N. 9 deg. 30' West 600 feet to an iron pin; thence N. 50 deg. 10' West 325 feet to an iron pin; thence N. 47 deg. 15' West 458 feet to an iron pin and the northerly line of the tract herein described and conveyed; thence 56 deg. 45' West and with said line 400 feet to a point; thence South 40 deg. 30' E. 307 feet to a 20 inch dead poplar; thence South 57 deg. East 270 feet to an elm stump; thence S. 53 deg. 45' East 369 feet to an iron pin; thence South 26 deg. 30' East 375 feet and crossing the above named road to an iron pin; thence North 75 deg. East 126 feet to the place of beginning.

BEING the same property conveyed to Dorris P. Duke and wife, Mary E. Duke by deed from E. G. Binkley and wife, Betty L. Binkley, of record in Book 4477, page 921, said Register's Office; the said Dorris P. Duke and wife, Mary E. Duke having since been divorced by the Circuit Court of Davidson County, TN, Docket # 79932, vesting title in Dorris P. Duke and Mary E. Duke as tenants in common, the said Mary E. Duke having since died intestate leaving as her sole heir at law her son Sam Duke.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the _____ day of October 19 83

Affiant

My commission expires: 6-30-85 (Affix Seal)

Notary Public

This is improved (unimproved) property, known as 2501 Baker Road, Goodlettsville, TN 37072 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J. K. Sharp, Jr., his *(successors), 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 said real estate to said* J. K. Sharp, Jr., his *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said J. K. Sharp, Jr. *hereinafter referred to as trustors, hereby transfer and convey unto* Harlan Dodson, III, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ _____, XX *at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

(Sam Keith Duke and Sam Duke is one and the same person. Dorris Perry Duke and Dorris P. Duke is one and the same person.)

CHECK 10/27 170.50-

8109

OFFICIAL RECEIPT

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand s this 20th day of October *, 19* 83*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. K. Sharp, Jr.

Dorris P. Duke

Sam Duke

BY: Dorris P Duke
Dorris P. Duke, Attorney in fact
as granted by instrument of record
in Book 6054, page 194, R.O.D.C.T.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* J. K. Sharp, Jr. and Dorris P. Duke

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee *this* 20 *day of* Oct *, 19* 83

Notary Public

Commission expires 10-20-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of October, 1983, before me personally appeared DORRIS P. DUKE, to me known to be the person who executed the foregoing instrument in behalf of SAM DUKE, and acknowledged that he executed the same as the free act and deed of the said SAM DUKE.

NOTARY PUBLIC

My commission expires 10-20-85

#82603

INSTALLMENT DEED 3

FROM DORRIS P. DUKE & SAM DUKE

TO J. K. SHARP, JR.

REFERENCE

Oct 27 9 31 AM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-20865

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6164 PAGE 267

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
			47500.00- CAMT.	
			42500.00- MAMT.	
			123.50 CSTAX	
			40.50 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.50-	
			8109A10/27/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H82603

IDENTIF. REFERENCE

Oct 27 @ 11 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 989074