Prepared by: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

Installment Deed

BOOK 6166 PAGE 985

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Vaughan, unmarried	SAME	Pt. 8-81 and
(NAME:) 7540 Harper Road	(NAME:)	Pt. 14-152
(STREET ADDRESS OR ROUTE NUMBER) Joelton, TN 37080	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand and NO/100 ($25,000.00) *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* Twenty Thousand and NO/100 ($20,000.00) *Dollars,*

Gary L. Vaughan, unmarried *ha* S *executed* one note of even date in the principal amount of $20,000.00 payable to the order of C. W. Fitzgerald and wife, Laura M. Fitzgerald, in monthly installments of $191.14 each, the first monthly installment being due and payable on the _____ day of November, 1983, and thereafter a like sum of $191.14 on the _____ day of each and every month until said indebtedness is paid in full. Said monthly installments of $191.14 each includes the payment of principal and interest at the rate of eight (8%) percent per annum on the unpaid balance.

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, C. W. Fitzgerald and wife, Laura M. Fitzgerald, *have this day bargained and sold, and do hereby transfer and convey unto the said* Gary L. Vaughan, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin that is South 8° 25' 13" East 281.97 feet from Gary L. Homan's northeasterly corner of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee; thence south 81° 34' 47" west 100 feet to a point in Gary L. Homan's easterly line (the same being the westerly line of the property herein described); thence south 12° 21' 00" west 1,489.92 feet to a point (the southwesterly corner of the property herein described); thence South 86° 41' 57" west 200 feet to a point; thence north 24° 46' 27" east 1,156.03 feet to a point; thence north 51° 13' 40" east 294.87 feet to a point; thence north 8° 25' 13" west 250 feet to the point of beginning and containing 10.06 acres, more or less.

BEING a part of the property conveyed to C. W. Fitzgerald and wife, Laura M. Fitzgerald, by deeds of record in Book 1730, page 505, and Book 6056, page 737 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION is an easement for utility and access purposes described as follows:

*** DESCRIPTION CONTINUED ON REVERSE SIDE ***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 7 day of October 19 83

Affiant

My commission expires: Oct. 20, 1985 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street) Joelton, TN 37080 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 Grantees their (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 Grantees, their (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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto Frank S. King, Jr. *, 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 $ _____, or 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.

CHECK 10/31-92.50- 9090 0606

DESCRIPTION CONTINUED

BEGINNING at an iron pin that is south 8° 25' 13" east 531.97 feet from Gary L. Homan's northeasterly corner of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee; thence south 51° 13' 40" East 294.87 feet to the northeasterly corner of the property herein conveyed; thence south 24° 46' 27" west 50 feet to a point; thence north 51° 13' 40" west to Gary L. Homan's easterly line; thence north 12° 21' 00" west 50 feet to a point; thence south 51° 13' 40" East 200 feet, more or less, to the beginning.

GARY L. VAUGHAN herewith agrees and binds himself, his heirs and assigns, to contribute his pro rata share of the expense necessary to install and maintain an access easement 50 feet wide and about 2,005 feet long for his and neighboring property owners use and benefit.

unimproved (X)
This is improved ( ) property, known as ..... Joelton, TN 37080
(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 Gary L. Vaughan, unmarried .....
..... *(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* Gary L. Vaughan, unmarried .....
..... *(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 Gary L. Vaughan, unmarried .....
..... *hereinafter referred to as trustors, hereby transfer and convey unto* Frank S. King, Jr. *, 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 $....., or 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.

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 8 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

BOOK 6166 PAGE 987

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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 7 *day of* October, 19 83.

Gary L. Vaughan
Gary L. Vaughan, unmarried

C. W. Fitzgerald
C. W. Fitzgerald

Laura M. Fitzgerald
Laura M. Fitzgerald

RUSH

FELIX A. ... DAVIDSON COUNTY, TENN.

OCT 31 2 54 PM '83

IDENTIFICATION REFERENCE

H 6 3 4 3 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Teresa Ann Binkley, *a Notary Public in and for said County and State,* C. W. Fitzgerald and wife, Laura M. Fitzgerald, and Gary L. Vaughan, unmarried

*the within named bargainor*s, *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* 7 *day of* October, 19 83.

Teresa Ann Binkley
Notary Public

TERESA ANN BINKLEY NOTARY PUBLIC

Commission expires Oct. 20, 1985

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

RECEIVED OF _____

FOR _____

BOOK 6166 PAGE 988

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
			25000.00- CAMT.	
			20000.00- MAMT.	
			65.00 CSTAX	
			18.00 MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	92.50-
			9090A10/31/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83434

IDENTIF. REFERENCE

Oct 31 2 54 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.990031