INSTALLMENT DEED

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For and in Consideration of the sum of FIFTY-FIVE THOUSAND AND NO/100---------- ($55,000.00)----------Dollars, of which -------TEN THOUSAND AND NO/100 ($10,000.00)----------Dollars, has been paid in cash by Eugene Earl Campbell and wife, Debra Susan Campbell the receipt of which is hereby acknowledged, and for the remainder FORTY-FIVE THOUSAND AND NO/100 ($45,000.00)---------- Dollars, the said Eugene Earl Campbell and wife, Debra Susan Campbell have Two Installment Deed Notes payable to the order of William A. Hays and wife, Nancy B. Hays. One note in the principal amount of $5,000.00 due and payable on or before 90 days from even date, plus interest at the rate of 11% per annum. One note in the amount of $40,000.00 payable in 240 equal monthly payments of $412.88 each, with the first payment being due and payable on January 1, 1984 and thereafter on the same day of each succeeding month alike amount is due and payable until the entire amount has been paid in full. Said note bears interest at the rate of 11% per annum and interest is included in said payments. It is agreed by the parties that if the indebtedness is paid in full on or before 5 years from even date, a 2% of the unpaid balance will be charged as a penalty for prepayment.

all of said notes bearing six 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, William A. Hays and wife, Nancy B. Hays

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have this day bargained and sold, and do hereby transfer and convey unto the said

Eugene Earl Campbell, et ux Debra Susan Campbell, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 1 on the Plan of the subdivision of a part of the Chadwell Tract, on the south side of Neeley's Bend Road, as of record in Book 421, page 61, Register's Office for said County, described as follows:

Said part of Lot No. 1 being the easterly 125 front feet of said lot, on the southerly margin of Neeley's Bend road and extends back between parallel lines 400 feet to a dead line in the rear on which it measures 125 feet thereon.

Being part of the same property conveyed to Mrs. Davis Webb Hays by deed of record in Book 609, page 21, said Register's Office. By Will of Mrs. Davis Webb Hays (Virginia Haley Hays) the above described property was devised to James A. Hays, Richard Y. Hays and William A. Hays. By deed of record in Book 5713, page 822, said Register's Office James A. Hays and Richard Y.Hays conveyed their interest to William A. Hays.

In order to more fully protect the security of this instrument, the grantees, their successors and assigns, does hereby covenant and agree to the following: That they will furnish to the holder or holders annually evidence of the payment of all taxes and special assessments and premiums on policies of fire and hazard insurance.

This is unimproved ( ) improved (X) property, known as 560 Neeley's Bend Road (House Number) (Street) P. O. Address: Nashville, Tennessee (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 Eugene Earl Campbell and wife, Debra Susan Campbell, 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 said real estate to said Eugene Earl Campbell and wife, Debra Susan Campbell, 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 them in hand paid, _____, the said Eugene Earl Campbell and wife, Debra Susan Campbell

do hereby transfer and convey unto John B. Cobb, 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.

We, the said Eugene Earl Campbell, et ux Debra Susan Campbell

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 Value NOT LESS THAN 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 Eugene Earl Campbell, et ux Debra Susan Campbell 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 grantors 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 John B. Cobb, 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 William A. Hays and wife, Nancy B. Hays and Eugene Earl Campbell, et ux Debra Susan Campbell hereunto set our hands at Nashville, Tennessee, this the 14th day of November 1983

William A. Hays
William A. Hays

Nancy B. Hays
Nancy B. Hays

Eugene Earl Campbell
Eugene Earl Campbell

Debra Susan Campbell
Debra Susan Campbell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Earl Campbell, et ux Debra Susan Campbell

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 28 day of November, 1983

Commission Expires 4-5-87

Notary Public

STATE OF FLORIDA
Sarasota **County.**

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named William A. Hays and wife, Nancy B. Hays

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 Sarasota, Florida, this 1st day of November, 1983

Notary Public, State of Florida at Large
My Commission Expires June 2, 1984
Bonded thru Hoy-Fain Insurance Inc.

Commission Expires

Peggy B. Mahan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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3272

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)

488617.

IDENTIF. REFERENCE

Nov 28 1 54 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM
WILLIAM A. HAYS, ET UX

TO
EUGENE EARL CAMPBELL, ET UX

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PEDIGO & SAINDON
TOILET CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene Earl Campbell (NAME)	Eugene Earl Campbell (NAME)	52-1-325
560 Neeley Bend Road (STREET ADDRESS OR ROUTE NUMBER)	560 Neeley Bend Road (STREET ADDRESS)	
Nashville, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37115 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 55,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF November, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-6-87

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

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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
			55000.00- CAMT.	
			45000.00- MAMT.	
			143.00 CSTAX	
			43.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 198.50-	
5272A	11/28/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H886177

IDENTIF. REFERENCE

Nov 28 1 54 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996014