OFFICIAL RECEIPT

This Instrument Prepared By:
James W. Cameron III
Tune, Entrekin & White
26th Floor
First American Center
Nashville, Tennessee 37238

"Total principal indebtedness under any contingency is $ 110,625."

BOOK 5183 PAGE 89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Neil Chaffin & wife, Sandra Chaffin	Same	ML23, P55
Rt. 1, Granny Wright Rd.		
Hermitage, Tennessee		

INSTALLMENT DEED

THIS INSTALLMENT DEED made and executed the 17th and 18th day of _____, 1983, by G. Ward Lovell, Jr. and wife, Caroline T. Lovell, hereinafter called the "Grantors", to Neil Chaffin & wife, Sandra Chaffin whose address is Rt. 1, Granny Wright Road, Hermitage, Tennessee, hereinafter called the "Grantee". Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of $ 147,500 of which $ 36,875 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of $ 110,625 dollars, the said Neil Chaffin & wife, Sandra Chaffin have executed an Installment Deed Note of even date herewith, in the original principal amount of $_____ Dollars, due and payable sixty (60) days from date, bearing no interest until and after any default at which time said note will bear interest at the highest rate provided by law, and providing for payment of attorneys fees, and to secure the payment of said notes, principal and interest, and attorneys fees, a lien is expressly retained on the land herein conveyed, G. Ward Lovell, Jr. and wife, Caroline T. Lovell, have this day bargained and sold, and do hereby transfer and convey unto the said Neil Chaffin & wife, Sandra Chaffin, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

TRACT I

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 23, 1981 and revised October 10, 1983 and known as Job No. 83-340 as follows:

> Beginning at an existing railroad spike on the westerly margin of Granny Wright Road, said point of beginning being in the easterly line of this tract and also being the southernmost corner of the Charlie Dixon land of record in Deed Book 5154, Page 762, R.O.D.C., Tn.; thence with the westerly margin of the said Road as follows: S 16 degrees 09' 46"W 100.75' to an existing railroad spike; thence S 10 degrees 32;05"W 115.27' to an existing iron pin; thence S 08 degrees 56' 00"W 171.18' to an iron pin; thence leaving the said Granny Wright Road N 81 degrees 04' 00"W 374.94' to an iron pin in a fence line; thence with a fence and the line of the Glenn Doyle land of record in Deed Book 1148, Page 358, R.O.D.C., Tn. N 08 degrees 15' 25" E 693.64 to an existing iron pin at a fence corner; thence continuing with fence S 77 degrees 46' 15" E 392.46' to an existing iron pin; thence with the line of the said Dixon property and a fence S 07 degrees 15' 27" W 205.34' to a fence post; thence S 08 Degrees 03' 28" W 79.42' to the point of beginning, containing 6.05 acres, more or less.

Being a portion of the same property conveyed to G. Lovell et ux Margaret Whitfield Lovell by deed of record in Deed Book 203, Page 232, Register's Office of Davidson County, Tennessee. These parties have since died and pursuant to

5466 11/25/507.60- CHECK

the provisions of Item III, paragraph 3 of the will of Gilbert Lovell, said property was devised to G. Ward Lovell, Jr., Margaret Whitfield Lovell having predeceased her husband, Gilbert Lovell. Reference is hereby made to the Affidavit of G. Ward Lovell, Jr. pursuant to the provisions of T.C.A. Section 30-1301 of record in Book 5615, page 639, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 23, 1981 and revised October 10, 1983, and known as Job No. 83-340 as follows:

> Beginning at an iron pin set on the westerly margin of Granny Wright Road, said point of beginning being the northeast corner of this property and also being 387.21' southerly from the south corner of the Charlie Dixon land of record in Deed Book 5154, Page 762, R.O.D.C., Tn.; thence with the said westerly margin S 08 degrees 56' 00" W 253.85' to an existing iron pin; thence S 07 degrees 48' 00" W 79.34' to a point; thence S 07 degrees 17' 15" W 494.22' to an iron pin; thence leaving the said westerly margin of Granny Wright Road N 82 degrees 42' 45" W 872.94' to an iron pin set in the line of the U.S. Government; thence with the Government line N 51 degrees 28' 29" W 93.34' to an iron pin; thence leaving the Government line N 07 degrees 26' 07" E 450.46' to an iron pin; thence with a fence and the line of the Glenn Doyle land of record in Deed Book 1148, Page 358, R.O.D.C., Tn.; S 82 degrees 33' 53" E 581.66' to an existing iron pin; thence N 07 degree 48' 54" E 340.72' to an iron pin; thence leaving Doyle's line S 81 degrees 04' 00" E 374.97' to the point of beginning, containing 13.7 acres, more or less.

Being a portion of the same property conveyed to Gilbert Lovell et ux Margaret Whitfield Lovell by deed of record in Deed Book 2032, Page 232, Register's Office of Davidson County, Tennessee. These parties having since died and pursuant to the provisions of Item III, paragraph 3 of the will of Gilbert Lovell, said property ws devised to G. Ward Lovell, Jr., Margaret Whitefield Lovell having predeceased her husband, Gilbert Lovell. Reference is hereby made to the Affidavit of G. Ward Lovell, Jr. pursuant to the provisions of T. C. A. Section 30-1301 of record in Book 5615, page 6309, Register's Office for Davidson County, Tennessee.

Caroline T. Lovell joins in this conveyance for the purpose of transferring and releasing any interest she may have in the subject property by reason of her marriage to G. Ward Lovell, Jr.

This conveyance of the property and all covenants and warranties contained herein are made expressly subject to the following: (1) Real estate taxes for the current year which will be paid by the Grantor. (2) Any other zoning ordinances and requirements of record.

This property is part of several tracts sold at auction on November 5, 1983, by the Grantors, and the Grantors desire to have certain restrictions apply to all tracts sold at auction, and therefore this property is further subject to the following deed restrictions which shall run with the land for a period of twenty (20) years from November 5, 1983, and shall be binding on and enforceable by the owners and subsequent owners of each tract: (a) no mobile or modular homes or temporary structures will be allowed at any time. (b) all new residences shall be set back from Granny White Lane and Hobson Pike at least 100 feet and off any sidelines at least 30 feet and all barns and extra building shall be set behind the residence and also set off any sidelines 50 feet (except existing barn on Tract 2 may stay in its present location and does not have to be moved behind a residence). (c) All tracts are restricted to one residence per tract unless otherwise approved by the proper Health Department and Planning Commission. (d) No junk or litter distracting to the property will be allowed. (e) No swine or fowl shall be kept closer than 20 feet of any county road and no swine or fowl shall be raised commercially. These restrictions were announced and posted at the auction sale.

This is unimproved ( ) property known as Rt. 1, Granny Wright Road, Hermitage, Tn.
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Neil Chaffin and wife, Sandra Chaffin 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 assigns, to defend the title to said real estate against the lawful claims of all persons.

And now for the purpose of securing the payment of said lien nots, and rendering unnecessary court proceedings for the enforcement of said lien in the event of non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one-dollar, in hand paid, the said Neil Chaffin and wife, Sandra Chaffin do hereby transfer and convey unto James W. Cameron III, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

We, the said Neil Chaffin and wife, Sandra Chaffin do hereby agree to keep all buildings now on the propertyinsured by some reliable fire insurance company for the insurable value 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.

Now if the said Neil Chaffin and wife, Sandra Chaffin shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs and keep the premises insured as aforesaid, then this trust conveyance shall be of no further force and effect. But if we fail to pay any of said notes or part thereof promptly at maturity or if, failing to keep up repairs or keep the premises insured as hereinafter provided; this trust conveyance shall remain in full force and effect and at the option of the lawfully 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 (20) days notice by three (3) publications in any newspaper, daily and weekly, published in Davidson County, Tennessee, to sell said property at the front door of the courthouse 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 deliver to him by the trustee of a deed for said property. In case of sell hereunder, the proceeds will be applied by the trustee as follows: (1) 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 for the enforcement of said lien; also, the expenses of any such litigation. (2) to the payment of all taxes which may be unpaid on said premises. (3) to the payment of all unpaid notes herein secured and any and all sums expended in the protection of said property. (4) residue, if any, will be paid to the Grantees, their representatives or assigns.

In the case of death, absence, inability or refusal to act of said trustee at any time when action under the foregoing power and trust 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 his 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 James W. Cameron III, 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.

OFFICIAL RECEIPT

In witness whereof, we, the said G. Ward Lovell, Jr. and wife, Caroline T. Lovell and Neil Chaffin & wife, Sandra Chaffin hereunto said our hands at Nashville, Tennessee, this the 17th and 18th day of NOVEMBER, 1983.

G. Ward Lovell Jr

Caroline T. Lovell

Neil Chaffin

Sandra Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,500.

Affiant

Subscribed and sworn to before me this the 18th day of November, 1983.

Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named G. Ward Lovell Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing and has executed the same for the purposes contained therein.

Witness my hand and official seal on this the 17th day of November, 1983.

Notary Public

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

BOOK 6183 PAGE 93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named Caroline T. Lovell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has executed same for the purposes contained therein.

Witness my hand and official seal on this the 17th day of November, 1983.

Teresa Schmitz
NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named Neil Chaffin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has executed same for the purposes contained therein.

Witness my hand and official seal on this the 18th day of November, 1983.

Teresa Schmitz
NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named Sandra Chaffin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has signed same for the purposes contained therein.

Witness my hand and official seal on this the 18th day of November, 1983.

Teresa Schmitz
NOTARY PUBLIC

My Commission Expires: 11-1-87

H 0 8 7 7.3

IDENTIF. REFERENCE

Nov 29 9 23 AM '83

FELIX ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6183 PAGE 94

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

147500.00- CAMT.
110625.00- MAMT.
383.50 CSTAX
108.60 MSTAX
.50 PRFEE
15.00 MDEED
CHECK 507.60-
5486A11/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 8 7 7.3

IDENTIF. REFERENCE

Nov 29 9 23 AM '83

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN

No. 996221