This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Aquarius Investments, a partnership

TO

Virginia C. Team

For draftsman's use

Foley & Weiss, Attorneys
Suite 500 One Church Street Building
Nashville, TN 37201

BOOK 5194 PAGE 60

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia C. Team (NAME)	OWNER (NAME)	37-5, 14D-48760
1911 Conway Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	37-12,14D-48720
Nashville Tn 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 92009

IDENTIF. REFERENCE

DEC 14 12 37 PM '83

FELIX Z. WILLIS, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 Virginia C. Team
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 1983

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

FOR AND IN CONSIDERATION OF the sum of Forty Thousand Dollars and no/100 ($40,000.00) DOLLARS

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed her promissory note of even date herewith payable to the order of grantor in 59 monthly installments of $309.66 beginning January 9, 1984 balance if not sooner paid being due and payable on the 9th day of December, 1988. Said payments to be applied first to payment of interest at the rate of 11% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been 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,

Aquarius Investments, a limited partnership

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Virginia C. Team

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

CHECK

This is unimproved (X) improved ( ) property, known as 60 acres Little Marrowbone Road Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Peter Weiss 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 $ N/A 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 9th day of December 19 83

Virginia C. Team

Aquarius Investments
By: James C. Campbell
By: Edward M. Culver
By: Wilford V. Bane, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia C. Team

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

Witness my hand and official seal at Nashville Tennessee, this 9th day of December, 19 83

Notary Public

Commission expires 4/22/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Campbell, Wilford V. Bane, Jr. and Edward M. Culver with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be general partners of the Aquarius Investments limited partnership the within named bargainor, a ., and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by themselves as general partners

Witness my hand and seal, at office in Nashville, Tennessee this 9th day of December, 1983

Notary Public

Commission expires 4/22/84

EXHIBIT "A"

TRACT NO. 1:
LAND in the Fourtenth Civil District of Davidson County, Tennessee, described according to a copy of a survey by Ralph Lambert & Son, Surveyor, dated May 14, 1973, as follows:

BEGINNING at a spike in the center of Little Marrowbone Road 1,378.5 feet Northeast of a spike in the center of said Road and Higdon Road; thence, N 88 deg. W 1,104.0 feet to an iron pin in Griffin's East line; thence, N 27 deg. W 950 feet to an iron pin; thence, N 83 deg. E 1,263.0 feet to an iron pin; thence, N 82 deg. E 700 feet to an iron pin, passing an iron pin located in the Southeast margin of a 10 foot Road leading to Higdon Road along Howard's South line at 266.1 feet; thence, with Allens and Gilbert's South lines, S 87 deg. E 1,353.0 feet to an iron pin; thence, S 2 deg. 30' W 146 feet to a spike in the center line of Old Marrowbone Road; thence, with the center line of said Road the following calls and distances: S 60 deg. W 155.7 feet; S 57 deg. W 400.0 feet; S 65 deg. W 134.0 feet; S 75 deg. 30' W 270 feet; S 63 deg. W 700 feet; S 57 deg. W 332 feet to the point of the beginning, containing 55.3 acres, more or less.

BEING the same property conveyed to Aquarius Investments by Deed from Robert H. Strobel, unmarried, of record in Book 4552, Page 21, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
LAND in the Fourtenth Civil District of Davidson County, Tennessee, described according to a copy of a survey by Ralph W. C. Lambert, Sr., Registered Land Surveyor, dated May 5, 1973, as follows:

BEGINNING at an iron pin, the Southeast corner of this tract and the Southwest corner of the Leon Gilbert Tract, in the North line of the Aquarius Investments property; thence, with the North line of the Aquarius Investments property, N 87 deg. W 337.0 feet to an iron pin in the northeasterly margin of a Road running to Little Marrowbone Road; thence, S 82 deg. W 18.1 feet to a point, the Southwest corner of this tract and the Southeast corner of the Howard lands; thence, with the easterly line of said Howard lands, N 40 deg. W 324.0 feet to an iron pin, N 53 deg. W 118.0 feet to an iron pin, N 61 deg. 30' E 244.2 feet to an iron pin in the center of a creek; thence, continuing with the center of said creek, N 43 deg. 30' W 66.0 feet, more or less, N 32 deg. W 280.5 feet, N 49 deg. W 78.0 feet to an iron pin at the junction of two hollows and creek, Jenkins corner; thence, N 60 deg. 214.0 feet to an iron pin in Gilbert's West line; thence, S 38 deg. 15' E 116.0 feet to an iron pin, S 49 deg. 55' E 148.5 feet to an iron pin; thence, S 27 deg. E 255.8 feet to an iron pin; thence, S 34 deg. E 184.8 feet to an iron pin in the Southeast margin of an old wagon road; thence, S 18 deg. E 346.5 feet to the point of the beginning. Containing 6.7 acres, more or less.

BEING the same property conveyed to Aquarius Investments, a limited Partnership composed of James C. Campbell, Wilford V. Bane, Jr., and Edward M. Culver, as General Partners, by Deed from C. E. Allen and Aaron Allen, of record in Book 4733, Page 701, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 5194 PAGE 63

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

40000.00- CAMT.
30000.00- MAMT.
104.00 CSTAX
28.00 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 141.50-
9478A12/14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H92009

IDENTIF. REFERENCE

DEC 14 12 37 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88