THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

Installment Deed

BOOK 6345 PAGE 888

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN A. HARRIS, ET UX	SAME	Map 43-14
(NAME): 608 Gallatin Rd. North	(NAME):	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn. 37075	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ninety-one Thousand Seven Hundred Seventy and 00/100 ($91,770.00) ---------- *Dollars,*

~~cash in hand~~ ~~paid, the receipt of which is hereby acknowledged, and for the consideration~~

GLENN A. HARRIS and wife, JUDITH G. HARRIS, hereinafter referred to as GRANTEES, have *executed* a promissory note payable to the order of ROBERT C. ASH, E. C. CHANCE, HOMER E. CHANCE, J. R. COMPTON, LARRY COMPTON, JEFFERSON C. PENNINGTON, JUANITA PETTUS and ROBERT L. PETTUS, in the principal amount of Ninety-one Thousand Seven Hundred Seventy and 00/100 Dollars ($91,770.00), together with interest at the rate of nine percent (9%) per annum, payable in monthly installments of One Thousand Dollars ($1,000.00) each, principal and interest, beginning August 1, 1984, and on a like date each month thereafter for one hundred fifty-five (155) months, thence on the one hundred fifty-sixth (156th) payment, all unpaid principal, together with accrued and unpaid interest, shall be due and payable,

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, ROBERT C. ASH, E. C. CHANCE, HOMER E. CHANCE, J. R. COMPTON, LARRY COMPTON, JEFFERSON C. PENNINGTON, JUANITA PETTUS and ROBERT L. PETTUS, as tenants-in-common, each having a one-eighth (1/8) undivided interest, hereinafter referred to as GRANTORS, *have this day bargained and sold, and do hereby transfer and convey unto the said* GLENN A. HARRIS and wife, JUDITH G. HARRIS, hereinafter referred to as GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT NO. 1:

LAND in the 11th Civil District of said County and State, being the easterly 25 feet of Lot No. 49, all of Lot No. 50, the westerly part of Lot No. 51, the easterly 25 feet of the southerly 25 feet of Lot No. 60, the southerly 25 feet of Lot No. 61, and the southerly 25 feet of the westerly part of Lot No. 62, on the Map of B. F. Bixler's Plan of Lots, not of record, and described according to a survey made by J. R. Wauford & Co., Surveyors, March 28, 1953, as follows:

BEGINNING at an iron pin in the north margin of Old Hickory Boulevard 175 feet east of the easterly margin of a 50 foot unnamed street, being 75 feet east of the southeast corner of Lot No. 48 conveyed to Paul V. Keller and wife, by deed from Opha Bixler, of record in Book 1417, page 398, Register's Office for said County; thence northerly 225 feet to an iron pin, which is 186.5 feet east of the easterly margin of a 50 foot unnamed street; thence easterly 189 feet to an iron pin; thence southerly 225 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 175 feet to the beginning.

07/26/93 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $91,770.00

Subscribed and sworn to before me, this the 19 day of July, 19 84

Homer C. Chance
Affiant

My commission expires: 4-20-86
(Affix Seal)

Notary Public

3350

BEING the same property conveyed to Robert C. Ash, E. C. Chance, Homer E. Chance, J. R. Compton, Larry Compton, Jefferson C. Pennington, Juanita Pettus and Robert L. Pettus, by deed from Madison Investment Co., Inc., of record in Book 6301, page 762, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

LAND in the 11th Civil District of said County and State, being the westerly part of Lot 49 and the southerly 25 feet of the westerly part of Lot 49 and the southerly 25 feet of the westerly part of Lot No. 60, on the Map of B. F. Bixler's Plan of Lots, not of record, and described according to a copy of a survey made by J. R. Wauford & Co., Surveyors, March 28, 1953, as follows:

BEGINNING at an iron pin in the northerly margin of Old Hickory Boulevard, 100 feet east of the easterly margin of an unnamed street, being the southeast corner of Lot No. 48 conveyed to Paul V. Keller and wife, by deed from Opha Bixler, of record in Book 1417, page 398, Register's Office for said County; thence north 4°06' west 225 feet to an iron pin which is 105.5 feet east of the easterly margin of said 50 foot unnamed street; thence easterly 81 feet to an iron pin; thence southerly 225 feet to an iron pin, in the northerly margin of Old Hickory Boulevard, 25 feet west of the common corner of Lots 49 and 50; thence with the margin of said Boulevard, westerly 75 feet to the beginning.

BEING the same property conveyed to Robert C. Ash, E. C. Chance, Homer E. Chance, J. R. Compton, Larry Compton, Jefferson C. Pennington, Juanita Pettus and Robert L. Pettus, by deed from Madison Investment Co., Inc., of record in Book 6301, page 762, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 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,* except as of record.

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* RONALD B. BUCHANAN, ... *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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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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 16 *day of* July, *19*84.

Robert C. Ash
ROBERT C. ASH

E. C. Chance
E. C. CHANCE

Homer E. Chance
HOMER E. CHANCE

J. R. Compton
J. R. COMPTON

Larry Compton
LARRY COMPTON

Jefferson C. Pennington
JEFFERSON C. PENNINGTON

Juanita Pettus
JUANITA PETTUS

Robert L. Pettus M.D.
ROBERT L. PETTUS

Glenn A. Harris
GLENN A. HARRIS

Judith G. Harris
JUDITH G. HARRIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBERT C. ASH, E. C. CHANCE, HOMER E. CHANCE, J. R. COMPTON, LARRY COMPTON, JEFFERSON C. PENNINGTON, JUANITA PETTUS and ROBERT L. PETTUS, *the within named 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* 16th *day of* July, *1984.*

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires April 20, 1986

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* GLENN A. HARRIS and wife, JUDITH G. HARRIS, *the within named 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 Madison, Tennessee, *this* 19th *day of* July, 1984.

Linda Davis *Notary Public*

Commission expires 4-20-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am 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 .....

I 38699

IDENTIF. REFERENCE

JUL 26 8 08 AM '84

FELIX T. ... REGISTER
DAVIDSON COUNTY, TN

$ 15.00

THIS INSTRUMENT PREPARED SUBJECT TO INFORMATION PROVIDED BY THE PARTIES.

INSTALLMENT DEED

FROM
ROBERT C. ASH, ET AL,
(as tenants-in-common)
TO
GLENN A. HARRIS, ET UX,
JUDITH G. HARRIS

THIS INSTRUMENT PREPARED BY:
Law Offices of
BUCHANAN & EDWARDS
271 West Main Street
Post Office Box 1045
Hendersonville, Tennessee 37075
615/822-0431

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

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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
			91770.00- CA IT.	
			91770.00- MA IT.	
			236.63 CSTAX	
			89.80 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 340.93-	
			6850A07/26/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 38699

IDENTIF. REFERENCE

JUL 26 8 08 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0055809