INSTALLMENT DEED

For and in Consideration of the sum of eighteen thousand, nine hundred ----------$18,900.00---------- Dollars, of which nine thousand four hundred fifty, ($9,450.00)---------- Dollars, has been paid in cash by Billy R. Dean and wife, Peggy L. Dean the receipt of which is hereby acknowledged, and for the remainder $9,450.00 nine thousand, four hundred fifty dollars---------- Dollars, the said Billy R. Dean and wife, Peggy L. Dean have executed an installment deed note in the principal amount of $9,450.00 payable in four consecutive quarterly payments of $2,362.50 plus interest on the unpaid principal balance of 11 3/4%. First quarterly payment to be three months from even date.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, H. Wayne Jackson and wife, Brenda E. Jackson have this day bargained and sold, and do hereby transfer and convey unto the said Billy R. Dean and wife, Peggy L. Dean, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: 5th Civil District BEING Lot No 6 on the map of N.R. Roberts property, described according to a survey thereof made February 11,1949, by S.E. Davis, Surveyor, as follows:

BEGINNING at a point in the southerly margin of Antioch Pike,said point being 691.98 feet westerly from the common corner of the Jones and Roberts property and being the northeast corner of said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet,to an iron pin; thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, 180 feet more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.

INCLUDED therein but expressly excluded therefrom is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record in Book 2864, page 75, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike north 74 deg. west 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line south 16 deg. west 12 feet to a point; thence south 74 deg. east 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line north 16 deg. east 12 feet to the point of beginning, containing 0.02 acres, more or less, BEING THE SAME PROPERTY conveyed to H.Wayne Jackson by deed from A.E. Templeton and wife, Margaret Markley Templeton as of record in Book 4674, page 656, Register's Office for Davidson County, Tennessee.

7147 ... 08/31 ... CHECK

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Billy R. Dean and wife, Peggy L. Dean 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Billy R. Dean and wife, Peggy L. Dean 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 Billy R. Dean and wife, Peggy L. Dean

do hereby transfer and convey unto Phillip Saindon, 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 Billy R. Dean and Peggy L. Dean

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 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, 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 Billy R. Dean and wife, Peggy L. Dean 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 trustors 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 Phillip Saindon, 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 H. Wayne Jackson, Brenda E. Jackson, and Billy R. Dean and wife, Peggy L. Dean hereunto set our hands at Nashville, Tennessee, this the 31st day of August 19 84

H. Wayne Jackson

H. Wayne Jackson

Brenda E. Jackson

Brenda E. Jackson

Billy R. Dean

Billy R. Dean

Peggy L. Dean

Peggy L. Dean

STATE OF TENNESSEE
Davidson **County**

BOOK 6372 PAGE 364

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Wayne Jackson, Brenda E. Jackson and Billy R. Dean and wife, Peggy L. Dean

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 84

Jo Ann Smith, Notary Public.

Commission Expires April 19, 1987

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____,

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

_____,

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19 ____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

FELIX A. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN
AUG 31 3 48 PM '84

IDENTIF. REFERENCE:

1:47.0:28

INSTALLMENT DEED

FROM
H. Wayne Jackson and wife,

TO
Brenda E. Jackson

Billy R. Dean and wife, Peggy L. Dean

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PEDIGO & SAINDON

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Dean (NAME)	Billy R. Dean (NAME)	133-8-33
2617 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	2617 Windemere Drive (STREET ADDRESS)	
Nashville, Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37214 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

This Instrument Was Prepared By
Phillip Saindon a&s
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

$ 18,900.00 Billy R. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6372 PAGE 366

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16900.00- CAMT.	
			9450.00- MATT.	
			49.14 CSTAX	
			7.40 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	69.04-
7147A08/31/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 0 2 8

IDENTIF. REFERENCE

AUG 31 3 48 PM '64

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 0065771