INSTALLMENT DEED

For and in Consideration of the sum of eighteen thousand and no one-hundredths ($18,000.00) Dollars, of which two thousand and no one-hundredths ($2,000.00) Dollars, has been paid in cash by Coy R. Dickey, Jr. and wife, Sallie K. Dickey, the receipt of which is hereby acknowledged, and for the remainder sixteen thousand and no one-hundredths ($16,000.00) Dollars, BOOK 5393 PAGE 648 the said Coy R. Dickey, Jr. and wife, Sallie K. Dickey, have executed and delivered their Installment Deed Note of even date herewith drawn payable in the principal amount of sixteen thousand and no one-hundredths dollars ($16,000.00) to the order of Perry F. Harris, Mack Magaha, and Porter Wagoner in installments as provided in said Installment Deed Note over a period of sixty-one (61) months starting the first day of the month next after execution of this Installment Deed, said note bearing 11 per cent interest from date, and providing for payment of attorney's fees,

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, we, Perry F. Harris, Mack Magaha, and Porter Wagoner have this day bargained and sold, and do hereby transfer and convey unto the said Coy R. Dickey, Jr. and wife, Sallie K. Dickey, and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Tracts Nos. 11 and 12 on survey of Gregory Underwood, dated April 11, 1982, described as follows:

TRACT 11: BEGINNING at a point in the west margin of Hobson Pike at the northeast corner of a tract of land conveyed to Harold B. Jackson, Sr. by deed of record in Book 5612, page 270, Register's Office for Davidson County, Tennessee; thence with said margin of Hobson Pike north 41° 02' east 764.86 feet to a point, said point being the point of beginning of the herein described tract; thence north 74° 13' west 1953.92 feet to a point; thence south 1° 18' west 85.44 feet to a point; thence south 72° 19' east 1865.32 feet to a point in the west margin of Hobson Pike; thence with said west margin of Hobson Pike north 41° 02' east 160.00 feet to the point of beginning, containing 5 acres, more or less.

TRACT 12: BEGINNING at a point in the west margin of Hobson Pike at the northeast corner of a tract of land conveyed to Harold B. Jackson, Sr. by deed of record in Book 5612, page 270, Register's Office for Davidson County, Tennessee; thence with said margin of Hobson Pike north 41° 02' east 624.86 feet to a point, said point being the point of beginning of the herein, described tract attached; thence north 41° 02' east 140.00 feet with the west margin of Hobson Pike; thence north 72° 19' west 1865.32 feet to a point; thence south 48° 47' west 13.47 feet to a point; thence south 37° 31' west 186.00 feet to a point; thence south 71° 57' east 1863.69 feet to the point of beginning, containing 5.01 acres, more or less.

(continued on page 3)

This is unimproved (X) improved ( ) property, known as Hobson Pike, Nashville, Tennessee 37027
(House Number) (Street) P. O. Address (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 Coy R. Dickey, Jr. and wife, Sallie K. Dickey, and 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Coy R. Dickey, Jr. and wife, Sallie K. Dickey, and 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 in hand paid, we, the said Coy R. Dickey, Jr. and wife, Sallie K. Dickey,

do hereby transfer and convey unto Rollie L. Woodall, 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 Coy R. Dickey, Jr. and wife, Sallie K. Dickey,

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 Coy R. Dickey, Jr. and wife, Sallie K. Dickey 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; If 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 Coy R. Dickey, Jr. and wife, Sallie K. Dickey, 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 Rollie L. Woodall, 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 Perry F. Harris, Mack Magaha, and Porter Wagoner; and Coy R. Dickey, Jr. and wife, Sallie K. Dickey, hereunto set our hands at Nashville, Tennessee, this the 28th day of August 19 84

Coy R. Dickey Jr
Sallie K. Dickey

Porter Wagoner by Power of Attorney
Mack Magaha

6904 6393 PAGE 650

STATE OF TENNESSEE
DAVIDSON **County**

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, the within named Perry F. Harris, Mack Magaha and Coy R. Dickey, Jr. and wife, Sallie K. Dickey,

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 28th day of August, 19 84

Rollie L Woodall, Notary Public.

Commission Expires July 29, 1985.

(continued from page 1)

BEING the same property conveyed to Perry F. Harris, Mack Magaha and Porter Wagoner by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4597, page 39, Register's Office for Davidson County, Tennessee.

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 _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of August, 1984, before me Rollie L. Woodall, a Notary Public in and for said County and State, personally appeared Nancy Hurt, to me known to be the person who executed the foregoing instrument in behalf of Porter Wagoner, and acknowledged that she executed the same as the free act and deed of the said Porter Wagoner.

Witness my hand and seal at office in Nashville, Tennessee, this the 28th day of August, 1984.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: July 29, 1984.

NOTARY PUBLIC AT LARGE

INSTALLMENT DEED

FROM
PERRY F. HARRIS, MACK MAGAHA,
and PORTER WAGONER,

TO
COY R. DICKEY, JR. and wife,
SALLIE K. DICKEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECEIVED
DAVIDSON COUNTY, TN
RECORDED
Oct 9 9 20 AM '84

IDENTIFICATION REFERENCE

155001

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Coy Dickey, Jr. (NAME)	SAME (NAME)	MAP 150
2600 Ennis Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 154
Nashville, TN 37210 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	PART

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,000.00

Coy R. Dickey Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 84.

Rollie L. Woodall
Notary Public

MY COMMISSION EXPIRES: July 29, 1985

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6393 PAGE 652

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		18000.00-	CAMT.	
		16000.00-	MAMT.	
			46.80 CSTAX	
			14.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	73.30-
6780A	10/09/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 0 0 1

IDENTIF. REFERENCE

Dec 9 9 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075121