ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul L. Hite, et ux (NAME)	Same (NAME)	183-48
3226 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	183-6.1
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6433 PAGE 1

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty-nine Thousand and no/100 ($169,000.00) 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 have executed a promissory note of even date herewith in the original principal amount of One Hundred Fifty-nine Thousand and no/100 ($159,000.00) Dollars, plus interest, payable as follows: On or before the 15th day of December, 1984, the sum of One Thousand and no/100 ($1,000.00) Dollars, without interest, with a like amount payable on or before the 15th day of each month thereafter for the next three (3) consecutive calendar months. Thereafter, the remaining balance of One Hundred Fifty-five Thousand and no/100 ($155,000.00) Dollars, together with interest at the rate of eleven and three-quarters (11 3/4%) percent per annum, shall be payable in eighty-four (84) monthly installments each in the amount of Two Thousand Seven Hundred Fifteen and 49/100 ($2,715.49) Dollars, which amount includes principal and interest, with the first of such installments being due and payable on or before the 15th day of April, 1985 and a like amount on or before the 15th day of each consecutive calendar month thereafter until all principal and interest has been paid in full. This note may be prepaid in full at any time without penalty.

The undersigned expressly waive and convey their statutory rights of redemption.

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.

Patricia O. Haley, an unmarried person,
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Paul L. Hite and wife,
Mariea C. Hite,
herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land in the Second Civil District, formerly the Fifth Civil District, of Davidson County, Tennessee, described by survey of James R. Briggs dated October 1, 1984, and more fully described as follows:

Beginning at an iron pin on the northern right-of-way of Old Hickory Boulevard, just east of the intersection of Old Hickory Boulevard and Battle Road, thence along right-of-way line south 58°22'00" 119.01 feet to an iron pin, thence leaving right-of-way line north 40°43'00" west 427.97 feet along property line of Helen Oates to an iron pin, thence north 2°29'19" west 533.79 feet to a point on the property line of James Kersey, thence along property line north 60°00'00" eas 220.00 feet to the northeast corner of this described property, thence south 13° 15'00" east 930.00 feet along the property line of Randolph Castleman to the poin of beginning, containing 5.08 acres more or less.

Being the property conveyed to Patricia O. Haley by deed from Jesse W. Oates and wife, Helen P. Oates, of record in Book 4557, page 58, as corrected in Book 4609 page 829, Register's Office for said County, and by quitclaim deed from Wilson N. West, Trustee, of record in Book 5770, page 173, said Register's Office, and by quitclaim deed from Helen P. Oates, a widow, as of record in Book 6432, page 488, said Register's Office.

This is improved ( ) X unimproved ( ) property known as 13306 (formerly 435) Old Hickory Blvd., Antioch, Tn. 37013
(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 note or 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 James William Hofstetter, Jr. 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 $ fmv 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 herein, 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 26th day of November 1984

Paul L. Hite

Patricia O. Haley

Mariea C. Hite

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of November, 1984

My commission expires My Commission Expires Nov. 1, 1987
(Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ANGELA S POWERS, a Notary Public in and for said County and State, the within named Patricia O. Haley, Paul L. Hite and Mariea C. Hite, the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 1984

My Commission Expires Nov. 1, 1987

Commission Expires

Notary Public.

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 _____

This instrument was prepared by:

Don L. Smith, Attorney
Manier, White, Herod, Hollabaugh & Smith, P.C., 700 Metropolitan Federal Building, Nashville, Tennessee, 37219

Name Address

INSTALLMENT DEED

3708 11/26 502.90- CHECK

FROM 165999

TO

IDENTIF. REFERENCE

Nov 26 2 32 PM '84

DAVIDSON COUNTY, TN

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
311 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2200

FORM NO 1005-HESSEY 8-1-75

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

169000.00- CAMT.
169000.00- MAMT.
439.40 CSTAX
157.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 602.90-
9708A11/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

165599

IDENTIF. REFERENCE

Nov 26 2 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0087684