This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD- 4

FROM

DAVID WADE and

JAMES I. CALDWELL, III

TO

ROY JEFFERSON MILLER and wife,
SANDRA KAYE MILLER

For draftsman's use

This instrument was prepared by:

STINNETT, WILKINSON & WILSON
Attorneys at Law
108 South Main Street
Ashland City, Tennessee 37015

BOOK 6479 PAGE 470

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Jefferson Miller, et ux (NAME)	Same (NAME)	To be assigned.
277 Clearlake Drive, West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I.T. 8.5.2.5

IDENTIF. REFERENCE

JAN 23 2 14 PM '85

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

MAIL TAX

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

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

$40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1985.

Notary Public

MY COMMISSION EXPIRES: 10-25-88

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty-thousand and 00/100 ($40,000.00) DOLLARS

of which $2,000.00 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 their joint vendor's lien note, of even date herewith, payable to the order of DAVID WADE and JAMES I. CALDWELL, III, in the principal sum of $38,000.00, in 240 monthly installments as follows: on the 15th day of February, 1985, the sum of $366.71, and thereafter the same or like amount due on the 15th day of each consecutive month, until January 15, 2005, when the final such installment is due. Said installments include interest at the rate of ten percent (10%) per annum;

Total principal indebtedness under any contingency is $38,000.00.

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,

David Wade and James I. Caldwell, III

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Roy Jefferson Miller and wife, Sandra Kaye Miller

herein called grantees, their heirs and assigns, certain real estate in 14th Civil District Davidson County, Tennessee, as follows:

TRACT 1: BEGINNING at a point in the center of Bear Hollow Road, being 1008.85 feet along centerline from the east line of Book 636, page 65, Register's Office for Davidson County, Tennessee; then with said centerline, with a curve to the left, delta of 04° 30' 25", radius of 1271.24 feet, a distance of 100.00 feet; then South 83° 27' 04" East 276.53 feet to a point; then with the center of a 50 foot egress and ingress easement, with the west line of an 11.53 acre tract, South 53° 27' 20" West 110.71 feet to a point; then with a curve to the left, delta of 127° 19' 56", radius of 51.97 feet, a distance of 115.50 feet; then with a curve to the right, delta of 102° 45' 34", radius of 63.91 feet, a distance of 114.62 feet; then South 28° 52' 57" West 384.04 feet; then with a curve to the left, delta of 59° 11' 28", radius of 158.46 feet, a distance of 163.70 feet; then South 30° 18' 31" East 29.74 feet; then with a curve to the right, delta of 68° 31' 24", radius of 202.52 feet, a distance of 242.21 feet; then with a curve to the left, delta of 73° 55' 10", radius of 197.19 feet, a distance of 254.40 feet; then South 35° 42' 17" East 48.74 feet to a point in the north line of Book 5294, page 753, said Register's Office; then with same, leaving easement, South 87° 39' 03" West, passing an iron pin at 29.93 feet, in all a distance of 87.42 feet to an iron pin, northeast corner of Book 3701, page 556, said Register's Office; then with same, South 89° 22' 46" West 339.77 feet to an iron pin; then with the east line of a 12.58 acre tract, North 07° 13' 44" East

(continued on attached page)

This is unimproved ( ) improved ( ) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

3670 01/23 149.50- CHECK

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 Wm. G. Wilkinson, 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 $ insb. 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 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:

*statutory right of redemption,

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 19th day of January 19 85.

David Wade

Roy Jefferson Miller

James I. Caldwell, III

Sandra Kaye Miller

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wade and James I. Caldwell, III, AND Roy Jefferson Miller and wife, Sandra Kaye Miller the 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 Ashland City Tennessee, this 19th day of January, 19 85.

James H. Stinnett, Jr., Notary Public

STINNETT, J.H. JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-25-88

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.....

(continuation of description)

639.26 feet to an iron pin, North 13° 40' 01" East, passing the southeast corner of a 5.00 acre tract at 223.48 feet, in all a distance of 712.54 feet to the beginning, containing 10.67 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

The above described tract is subject to 25 foot of a 50 foot wide ingress and egress easement bounding the east side of said tract.

TRACT 2: BEGINNING at an iron pin in the southwest corner of the tract described above, the same being the north line of Book 3701, page 556, Register's Office for Davidson County, Tennessee; then South 89° 22' 46" West 553.04 feet to an iron pin; then with the east line of a 10.03 acre tract, North 3° 50' 04" West 1087.87 feet to an iron pin; then North 77° 44' 40" East 347.64 feet to an iron pin; then South 3° 50' 04" West 279.32 feet to an iron pin; then North 89° 22' 46" East 420.33 feet to an iron pin in the west line of the tract described above; then with the west line of said tract, North 13° 40' 01" West 223.48 feet to an iron pin and South 7° 13' 44" East 639.26 feet to the beginning, containing 12.58 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

BEING a part of the same property conveyed to David Wade and James I. Caldwell, III, by deed from Clyde Filmore Baxter, of record in Book 6468, page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following restrictions:

1. All dwellings to have completed exteriors, including water, overflows, septic tank, electricity, underpinning being completely covered from dwelling to grade;

2. No vehicles of any kind on said property, except with current year licenses.

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

RECEIVED OF _____

FOR _____ BOOK 6479 PAGE 473

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.
			38000.00-	MAMT.
			104.00	CSTAX
			36.00	MSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 149.50-
			5670A01 1/23/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 5 2 5

IDENTIF. REFERENCE

JAN 23 2 14 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103232