This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

The maximum principal indebtedness secured hereby under any contingency is $14,000.00.

INSTALLMENT DEED

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Address new owner as:
Ronald E. Chrisman
204 Bonnaridge Drive
Hermitage, Tennessee 37076

Send tax bills to:
Same

Map-Parcel
11-Par 63 tdw

FOR AND IN CONSIDERATION of the sum of Thirty Thousand ($30,000.00) And No/100 Dollars, of which Sixteen Thousand ($16,000.00) And No/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of Fourteen Thousand ($14,000.00) And No/100 Dollars, Ronald E. Chrisman has executed his promissory note payable to the order of Nancy E. Eldridge according to the terms and conditions therein contained 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, I, Nancy E. Eldridge, a widow, have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Chrisman, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, on the south side of Greer Road, and being Tract No. A-6, as shown by a survey of the A.F. Greer property by Hickerson & Smith Engineering Co., dated October 20, 1964, a plat of which is of record in the County Court Clerk's Office for Davidson County, Tennessee, in the case of Dorothy B. Greer vs. Floyd T. Greer, Docket Number 45899.

Beginning at a point located in the center of Greer Road where the A.F. Greer property joins the W. Ray Glasgow property and running south 00 deg. 30' east 925 feet to a locust tree; thence south 85 deg. 30' west 25 feet to a point in the line between the A.F. Greer property and the John Benton property; thence north 17 deg. 00' west 815 feet to a point in the center of Greer Road; thence north 58 deg. 05' east 300 feet to the point of beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to James F. Eldridge and wife, Nancy E. Eldridge by deed from Aubrey Ring and wife, Joyce Webb Ring, of record in Book 4794, page 571, Register's Office for Davidson County, Tennessee, the said James F. Eldridge having since died.

This is improved property known as 2754 Greer Road, Goodlettsville, Tennessee.

02/03 100.50 CHECK

$52

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Ronald E. Chrisman, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Ronald E. Chrisman, his 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, I, Ronald E. Chrisman, hereinafter referred to as trustor, hereby transfer and convey unto Dennis Wright, Trustee, his successors and assigns, the real estate hereinafter described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

To secure prompt payment in full of the following described obligations (hereinafter referred to as the secured indebtedness):

(a) The prompt payment when due (whether at maturity or upon the accelleration of maturity) of the secured indebtedness for purchase money in the principal amount not exceeding Fourteen Thousand ($14,000.00) And No/100 Dollars, together with interest thereon evidenced by a promissory note, of even date herewith, payable to the order of Nancy E. Eldridge in monthly installments and according to the terms and conditions therein set forth. The lien of this installment deed secures payments of the secured indebtedness evidenced by said promissory note, principal and interest, and any extensions, modifications and/or renewals thereof and any notes given in payment of any such principal and/or

interest (all of the foregoing are sometimes hereinafter collectively referred to as the "Note").

(b) All sums advanced by the holder of the note to Trustor or expended by the holder of the note in order to preserve, protect or enhance the value of the premises pursuant to the terms of this conveyance in trust, or otherwise, with interest thereon at the same rate as is provided in the note, and the faithful performance of all terms and conditions contained herein, all of which Trustor agrees to pay to Holder on demand.

(c) The prompt payment of all court costs, expenses, interest (at the highest lawful rate) and costs of whatever kind incident to the collection of any indebtedness secured hereby and the enforecement or protection of the lien created by this conveyance (including without limitation reasonable attorney's fees), all of which Trustor agress to pay to Holder on demand.

(d) The prompt payment when due of any and all other indebtedness of Trustor to Holder, direct or contingent, however evidenced or denominated, and however or whenever incurred.

Trustor agrees 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 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 the lawful onwer or holder of said indebtedness as his interest may appear.

Trustor further agrees 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 trustor 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.

Now, if trustor 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, trustor 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 indebtdness 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:

First: 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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to trustor, his 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.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 4th day of February, 1985.

Nancy E. Eldridge

Ronald E Eldridge

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy E. Eldridge and Ronald E. Chrisman, with within named 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 purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 4th day of February, 1985.

Sherry L. Brown
NOTARY PUBLIC

SHERRY L. BROWN NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires:

January 18, 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Ronald E Chrisman
AFFIANT

Subscribed and sworn to before me, this 4th day of February, 1985.

Sherry L. Brown
NOTARY PUBLIC

SHERRY L. BROWN NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires:

January 18, 1987

IDENTIF. REFERENCE

I-8136

FEB 6 11 04 AM '85

FELIX P. DYER, JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

30500.00- CAMT.
14000.00- MAMT.
78.00 CSTAX
12.00 MSTAX
.50 PRFEE
18.00 WDEED
CHECK 108.50-
9152A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.1.3.6.6.

IDENTIF. REFERENCE

FEB 6 11 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106606