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

The maximum principal indebtedness secured hereby under any contingency is $13,000.00.

BOOK 6400 PAGE 688

INSTALLMENT DEED

Address new owner as:
Dwight Sesler and wife
705 Powell Ave.
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map -4
Par 17.00

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand ($15,000.00) And No/100 Dollars, of which Two Thousand ($2,000.00) And No/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of Thirteen Thousand ($13,000.00) And No/100 Dollars, Dwight Sesler and wife, Faye Sesler have executed their promissory note payable to the order of Sue Garrett Suter and husband, Turner L. Suter, 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, we, Sue Garrett Suter and husband, Turner L. Suter, have this day bargained and sold, and do hereby transfer and convey unto the said Dwight Sesler and wife, Faye Sesler, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 14th Civil District of said County and State, described according to a copy of a survey made October 13, 1984, by John D. Sprouse, Jr., surveyor, as follows:
>
> Beginning at a point in the northerly margin of Riley Adcock Road, said point being N 87°36'02" W, 469.0 feet from an iron pin in the southwest corner of the property conveyed to Fred N. Lamb, Sr., and wife, by deed of record in Book 6382, page 898, Register's Office for said County; thence N 6°37'41" E, 931.35 feet; thence 81°57'45" W, 260 feet; thence S 5°03'54' W, 955.39 feet to a point in the northerly margin of Riley Adcock Road; thence with the northerly margin of Riley Adcock Road S 87°36'02" E, 234.50 feet to the point of beginning and containing 5.35 acres, more or less.
>
> Being part of the property conveyed to Sue Garrett Suter and husband, Turner L. Suter, by deed from Lottie Garrett, of record in Book 4550, page 256, said Register's Office.

This is unimproved property known as _____Riley Adcock Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Dwight Sesler and wife,

Faye Sesler, 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 said real estate to said Dwight Sesler and wife, Faye Sesler, 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 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, we, Dwight Sesler and wife, Faye Sesler, hereinafter referred to as trustors, 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 Thirteen Thousand ($13,000.00) And No/100 Dollars, together with interest thereon evidenced by a promissory note, of even date herewith, payable to the order of Sue Garrett Suter and husband, Turner L. Suter, 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 trustors 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 trustors 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 enforcement or protection of the lien created by this conveyance (including without limitation reasonable attorney's fees), all of which trustors agree to pay to Holder on demand.
>
> (d) The prompt payment on October 1, 1985, of trustors prorata share of 1985 real property taxes in the amount of $71.25.

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

Trustors 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 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 owner or holder of said indebtedness as his interest may appear.

Trustors further agree 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 trustors 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 12 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors 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, trustors 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 indebtedness 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, whether statutory or otherwise, 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 trustors, their 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 27th day of February, 1985.

Sue Garrett Suter

Lemuel Suter

Dwight Seder

Faye Seder

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sue Garrett Suter and husband, Turner L. Suter, and Dwight Sesler and wife, Faye Sesler, the 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 27th day of February, 1985.

NOTARY PUBLIC

My commission expires:

July 18, 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of February, 1985.

NOTARY PUBLIC

My commission expires:

July 18, 1987

02/22 48.50- CHECK

4516

RECEIVED FEB 28 8 43 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I-8.5 8.3.8

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

RECEIVED OF _____

FOR _____

BOOK 6500 PAGE 674

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
			15000.00- CAMT.	
			13000.00- MAMT.	
			39.00 CSTAX	
			11.00 MSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	68.50-
4516A02/28/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.5.8.3.8

IDENTIF. REFERENCE

FEB 28 8 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111816