This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM
HERMAN T. CLAXTON ET UX

TO
ANN C. MARTIN

For draftsman's use

WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TN. 37214

BOOK 6608 PAGE 690

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN C. MARTIN (NAME)	SAME (NAME)	168
1630 BRANDON HALL DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 120 Etc
ATLANTA, GA. 30338 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J 21 A 3 0

T
IDENTIF. REFERENCE

JUL 17 12 08 PM '85

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00 x Ann C. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE 1985

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 10, 1988

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY FIVE THOUSAND AND NO/100---------- DOLLARS

of which $ 0 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 ONE NOTE IN THE AMOUNT OF SEVENTY FIVE THOUSAND AND NO/100 PAYABLE TO THE GRANTORS IN 10 YEARS AT AN INTEREST RATE OF 10% PER ANNUM AS STATED THEREIN.

THIS OBLIGATION CANNOT BE ASSUMED WITHOUT WRITTEN PERMISSION OF THE HOLDER OF THE NOTE. SHOULD PAYMENT BE MORE THAN 15 DAYS LATE THERE SHALL BE A PENALTY OF 5% OF THE MONTHLY PAYMENT.

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 expresly retained on the land herein conveyed,

HERMAN T. CLAXTON AND WIFE, FRANCIS O. CLAXTON

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

ANN C. MARTIN, SOLELY

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

BEING TRACT OR PARCEL #4 OF THE HERMAN T. CLAXTON LANDS ACCORDING TO A SURVEY BY PERRY A. CHAPDELAINE, JR. DATED 5-11-84 AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF HESTER BEASLEY ROAD IN JAMES DONNELLY LINE; THENCE WITH SAID DONNELLY'S LINE S01 DEG. 30'59"E,191.24' TO AN IRON PIN; THENCE S54 DEG. 56'00"E, 378.61' TO AN IRON PIN; THENCE S62 DEG. 56'00"E,336.91' TO AN IRON PIN; THENCE S19 DEG. 09'27"W,495.40' TO AN IRON PIN; THENCE S 50 DEG. 20'37'W,636.90' TO A MARKED BEECH; THENCE S71 DEG. 20'37"W, 537.04' TO A HICKORY STUMP,MC PHERSON'S CORNER; THENCE WITH MC PHERSON'S LINE N07 DEG. 56'02"W,761.41' TO A LARGE HICKORY IN A FENCE; THENCE S81 DEG. 04'00"W, 117.19' TO AN IRON PIN, SOUTHEAST CORNER OF A 5 ACRE TRACT; THENCE WITH SAID 5 ACRE TRACT N20 DEG. 12'17"W, PASSING AN IRON PIN AT 596.59', IN ALL 626.59' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD, N89 DEG. 49'22"E, 396.60' TO A POINT; THENCE WITH A CURVE TO THE LEFT A DISTANCE OF 149.81' HAVING A RADIUS OF 253.74' TO A POINT; THENCE N65 DEG. 53'18"E,331.67' TO A POINT; THENCE WITH A CURVE TO THE LEFT A DISTANCE OF 214.13' HAVING A RADIUS OF 253.74'TO A POINT;THENCE LEAVING SAID ROAD, AND WITH DONNELLY LINE, S01 DEG. 30'59"E,40' TO POINT OF BEGINNING, CONTAINING 32.34 ACRES, MORE OR LESS BEING PART OF THE SAME PROPERTY CONVEYED TO HERMAN T. CLAXTON AND WIFE,FRANCIS O. CLAXTON BY DEED OF RECORD IN BOOK 4754, PAGE 445, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved (X) improved ( ) property, known as HESTER BEASLEY ROAD NASHVILLE
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

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 WILLIAM G. TRABER 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 $ NONE 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 grantors, 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 IS ALSO WAIVED.

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 7th day of JUNE 19 85

X Herman T. Claxton
HERMAN T. CLAXTON

X Ann C. Martin
ANN C. MARTIN

X Francis O. Claxton
FRANCIS O. CLAXTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HERMAN T. CLAXTON AND WIFE, FRANCIS O. CLAXTON

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 Nashville, Tennessee Tennessee, this 7th day of JUNE, 19 85.

Stacey Drumpbell Notary Public

Commission expires 10/19/86

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in & for said County and State, the within named Ann C. Martin, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this the 24th day of June, 1985.

My Commission Expires: Notary Public, State of Georgia My Commission Expires Aug. 24, 1985 Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6608 PAGE 632

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
			75000.00-	CAMT.
			75000.00-	MAMT.
			195.00	CSTAX
			73.00	MSTAX
			.50	PRFEE
			6.00	WDEED
				CASH 274.50-
			B605A07/17/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J21430

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IDENTIF. REFERENCE

JUL 17 12 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154787