ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roxana Reeder and Gilbert Wayne (NAME)	Reeder (NAME)	Map 9, Par 75Ts
Rt 2, 7714 Ridgewood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of SIXTY SEVEN THOUSAND FOUR HUNDRED FIFTY and no/100 ($67,450.00) DOLLARS

of which $ 250.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees Roxana R. Reeder and Gilbert Wayne Reeder have executed their note of even date herewith payable to the order of George Randall Reeder, payable in 192 equal consecutive monthly installments of $350.00 each, the first installment due October 1, 1985, and one installment due on the 1st day of each consecutive month until the entire note has been paid in full. Said note shall bear no interest. Failure to make payment on the 1st day of each month shall not constitute default in the terms of this note. However, the instrument shall be in default in the event any payment is not received within 60 days of it becoming due. There shall be a $25.00 late charge added to each payment that is not paid within 15 days of it becoming due.

This conveyance is made subject to existing mortgage to Home Federal Savings and Loan Association of Nashville, Tennessee, Failure to make payments on said first mortgage shall constiture an immediate default.

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.

George Randall Reeder

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

Roxana R. reeder and Gilbert Wayne Reeder, Tenants in Common

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

Lying in the 14th, formerly the 24th Civil District of said County and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 10, 1957, as follows:

Beginning at a spike in the center of Cotton Patch Road and in the intersection of the old Boenstein Road, this point being Shockley's Southwest corner and Durocher's Southeast coarner, running South 86° 30' E. 467 feet with Shockley's South line to a pin, Paradise's West line; thence South 3° West 470 feet following Paradise's West line to an iron pin which is about 30 feet North ofa Small branch, thence North 86° 30' West 602 feet to a spike in center of Cotton Patch Road; thence North 23° 30' East 358.3 feet following the center line of road to a spike; thence continuing with the center line of said road North 6° 30' East 134 feet to the point of beginning, containing 5.7 acres, more or less.

Being the same property conveyed to George Randall Reeder from Gilbert W. Reeder of record in Book 5735, Page 925, Register's OFfice of Davidson County, Tennessee.

This is improved ( )
unimproved ( ) property known as
(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 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 George Randall Reeder 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 $ 45,000.00 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 60 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 2 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 10th day of September 19 85.

George Randall Reeder

x Roxana R. Reeder

x Gilbert W. Reeder

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration or value, whichever is greater, for this transfer is $ 67,450.00

Gilbert W. Reeder
Affiant

Subscribed and sworn to before me, this the 10th day of Sept. 19 85.

My commission expires 6-10-1987 (Affix Seal)

Rebecca Stewart
Notary Public

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Roxana R. Reeder, Gilbert Wayne Reder and George Randall Reeder the bargainor S 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 this 10th day of Sept. 19 85

Commission Expires 6-10-1987

Rebecca Stewart 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 purposes therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____ this _____ day of _____, 19_____.

Commission Expires _____

_____
Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 13 8 51 AM '85

IDENTIFICATION REFERENCE
36078

This instrument was prepared by:

Jerry W. Hamlin, Attorney, 104 Frey St., Ashland City, TN. 37015

Name Address

INSTALLMENT DEED

5116 3/12 246.94- CHECK

FROM
George Randall Reeder

TO
Roxana R. Reeder and
Gilbert Wayne Reeder

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

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
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67450.00- CAMT.	
			67200.00- MAMT.	
			175.24 CSTAX	
			65.20 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 246.94-	
			646CA09/13/85 DN .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36078

IDENTIFICATION REFERENCE

SEP 13 8 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172201