BOOK 6681 PAGE 542

INSTALLMENT DEED

FROM

DAVID R. WADE, III, and wife,

BARBARA K. WADE

TO

CHARLES GLEN CONNOR, unmarried

For draftsman's use

This instrument was prepared by:

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Glen Connor (NAME)	Same (NAME)	Part of Map 22
1212 Rugby Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 84
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D-14600

(FOR REGISTER'S USE)

44237.

IDENTIFICATION REFERENCE

MAIL STUB

OCT 14 2 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

$10,000.00 Charles Glen Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 1985.

Grace Williams
Notary Public

MY COMMISSION EXPIRES: 7-24-88

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Ten thousand and 00/100 ($10,000.00)---------- DOLLARS

of which $ 1,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his vendor's lien note, of even date herewith, payable to the order of DAVID R. WADE, III, and wife, BARBARA K. WADE, in the principal sum of $8,500.00, in 108 monthly installments as follows: on the 1st day of November, 1985, the sum of $124.32, and thereafter the sum of $124.32 on the 1st day of each succeeding month, the last installment, for the sum of $124.32 being due on the 1st day of October, 1994. The installments include interest at the rate of 11% per annum. If a payment is more than 15 days late, a late charge of $10.00 will be due with said monthly payment.

Total principal indebtedness under any contingency is $8,500.00;

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 R. Wade, III, and wife, Barbara K. Wade hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Charles Glen Connor, unmarried, herein called grantees, their heirs and assigns, certain real estate in 14th C.D. Davidson County, Tennessee, as follows:

BEGINNING at an iron pin at the intersection of the north margin of a 50 foot right of way known as Swindle Road and the east margin of a 50 foot private ingress, egress, and public utilities easement known as Wade Drive; thence with the east margin of Wade Drive, North 42° 34' 25" West 155 feet to an iron rod; thence North 9° 13' 29" East 230 feet to an iron rod; thence North 50° 16' 51" West 230 feet to an iron rod; thence North 42° 31' 40" East 207.63 feet to an iron rod; thence North 50° 40' 46" East 71.10 feet to an iron rod, Richardson's northwest corner; thence with Richardson's line, South 41° 17' 32" East 439.02 feet to an iron pin in the north margin of Swindle Road; thence with the north margin of said road, South 57° 21' 59" West 20 feet to a concrete monument; around a curve to the left having a delta of 35° 46' 31" and a radius of 257.36 feet to a concrete monument; South 21° 35' 18" West 46.55 feet to a concrete monument; around a curve to the right having a delta of 15° 17' 04" and a radius of 533.96 feet to a concrete monument; South 36° 52' 22" West 46.55 feet to a concrete monument and around a curve to the left having a delta of 3° 14' 43" and a radius of 353.14 feet to the beginning, containing 3.43 acres, more or less, according to survey of M & K, Inc.

BEING a part of the same property conveyed to David R. Wade, III, by deed from John Williams, Trustee, of record in Book 6632, page 284, Register's Office for Davidson County, Tennessee.

(continued on attached page)

unimproved ( )
This is improved ( ) 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 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 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, the statutory right 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:

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 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.
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 WHERE OF, we, the said grantors and grantees, have hereunto set our hands this the 12th day of October 19 85

David R. Wade III

Charles Glen Connor

BARBARA K. WADE

By: David R. Wade III
Attorney in Fact

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** David R. Wade, III; AND Charles Glen Connor, unmarried, **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** 12th **day of** October, 1985.

Grace Hallum, **Notary Public.**

Commission expires 7-24-88.

STATE OF TENNESSEE
Cheatham County

On this 12th day of October, 1985, before me personally appeared DAVID R. WADE, III, to me known to be the person who executed the foregoing instrument in behalf of BARBARA K. WADE, and acknowledged that he executed the same as the free act and deed of said BARBARA K. WADE.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of October, 1985.

Grace Hallum
Notary Public

My Commission Expires: 7-24-88

INSTALLMENT DEED
FROM: David R. Wade, III, et ux
TO: Charles Glen Connor

(continuation)

DAVID R. WADE, III, signs this Installment Deed for BARBARA K. WADE under and by virtue of Power of Attorney of record in Book 6662, page 962, 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.

Building site has not been approved.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6681 PAGE 545

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

100[illegible].00-	CAMT.
8500.00-	MAMT.
26.00	CSTAX
6.50	MSTAX
.50	PRFEE
9.00	WDEED
CHECK	42.00-
6251A10/14/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44237

IDENTIFICATION REFERENCE

OCT 14 2 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181741