File 23

Address New Owner: Send Tax Bills to: Map/Parcel

Luther K. Buchanan, etux · Same Map 187
6872 Burkitt Road Par 2
Antioch, TN 37013 5D-20951

BOOK 6764 PAGE 380

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO/100 ($125,000.00), of which TWENTY FIVE THOUSAND DOLLARS AND NO/100 ($25,000.00), has been paid in cash by LUTHER K. BUCHANAN and wife, KELCIE JOYCE BUCHANAN, the Grantees, the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED THOUSAND DOLLARS AND NO/100 ($100,000.00), the said Grantees have this day executed their one promissory note in the principal sum of ONE HUNDRED THOUSAND DOLLARS AND NO/100 ($100,000.00) payable to the order of Ann Lois Middleton, and given as part of the purchase money on the herein described property.

Said note is payable as follows: Interest shall accumulate at the rate of 12% per annum on the entire unpaid principal amount of $100,000.00 until January 15, 1987, whereupon the $112,000.00, being the entire unpaid principal sum plus the accumulated interest, shall be payable in 180 consecutive monthly installments of $1,344.19 each, including both principal and interest, interest being at the rate of 12% per annum on the unpaid principal sum. The first payment falling due on the 15th day of February, 1987 and continuing in consecutive monthly installments as aforesaid until both principal and interest are fully paid. Amounts paid will be credited to interest due; balance to unpaid principal sum.
Privilege is reserved of paying any of said monthly installments or any amounts in advance, and/or the note herein secured may be paid in full, with interest due only to date of payoff, on or after January 1, 1988, without penalty. A penalty of 1/2% of the unpaid principal balance shall be paid in the event any amounts are paid and/or the note herein secured is paid in full before January 1, 1988.
Further conveyance of the herein described real estate will give the holder of the herein secured indebtedness the option of demanding payment in full, approving any purchasers or re-negotiation of the interest rate at a figure satisfactory to the holder.

All of said notes bearing interest from date as aforesaid, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ANN LOIS MIDDLETON, unmarried, hereinafter referred to as GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto the said LUTHER K. BUCHANAN and wife, KELCIE JOYCE BUCHANAN, hereinafter referred to as GRANTEES, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A".

Being the same property vested in Ann Lois Middleton, devisee under the Will of Edgar Wells Jones of record in Will Book 140, Page 77, County Court Clerk's Office for Davidson County, Tennessee. Title was vested in Edgar Wells Jones, now deceased, by deed from J. C. Ferrell and wife, Clida McGothlin Ferrell of record in Book 946, Page 116, said Register's Office, and by quitclaim deed from James Leckrone, Trustee of record in Book 5148, Page 286, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 72 acres, more or less, Burkitt Road, Antioch, TN.

TOGETHER WITH ALL the improvements, including fixtures, now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto, all of which shall be deemed to be a part of the property covered by this Installment Deed lien.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever, AND GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR further covenants and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectually securing the payment of said lien note(s), 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, the said GRANTEES do hereby transfer and convey unto TOM G. COLEMAN, JR., TRUSTEE, his successors and assigns, the real estate hereinbefore described, together with all the improvements, including fixtures, now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

GRANTEES further covenant and bind themselves, their heirs, assigns and representatives, to warrant and defend the title to said property to the said TOM G. COLEMAN, JR., TRUSTEE and his successors in trust, and his assigns, forever, against the lawful claims of all persons.

GRANTEES further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, to keep the improvements on said property in 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 this Installment Deed Lien or the terms thereof, or to 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 indebtedness, shall bear interest at the highest contract rate allowed by law from the date of payment and shall be and become a part of the indebtedness secured hereby.

FORBEARANCE by Trustee or the lawful owner or holder of the indebtedness secured herein, in exercising any right or remedy hereunder, or any related right or remedy otherwise afforded by law, shall not be a waiver of, or preclude the subsequent exercise of any such right or remedy. The receipt by Trustee or the lawful holder and owner of said indebtedness of any past due installments under said indebtedness or any other late payments of the indebtedness shall not deprive Trustee or the lawful holder and owner of said indebtedness of the right to accelerate the maturity of the indebtedness or of any right of enforcement existing pursuant to the terms of this instrument. The procurement of insurance or the payment of taxes or other liens or charges by Trustee or the lawful holder and owner of said indebtedness shall not

be a waiver of the right provided herein to accelerate the maturity of the indebtedness because of default hereunder.

Every right and remedy provided in this Installment Deed is distinct from and cumulative to every other right or remedy under this Installment Deed or afforded by law or equity. Every such right or remedy may be exercised concurrently, independently, or successively.

The Covenants and agreements herein contained and the rights arising hereunder shall inure to the benefit of the respective successors and assigns of Trustee and the lawful holder and owner of the indebtedness secured hereunder and shall be binding upon the respective successors and assigns of Grantee.

In the Event that any provision or clause of this Installment Deed or said indebtedness conflicts with any applicable law, the other provisions of this Installment Deed and said indebtedness shall be given effect as fully as possible without the conflicting provision, and to this end the provisions of the Installment Deed and said indebtedness are declared to be severable.

GRANTEE expressly agrees that the Trustee, or his successors, may execute the power of sale granted herein and the other powers and rights set forth herein without giving bond or taking oath. The Trustee shall not be liable to Grantee for any acts or omissions to act in the execution of his powers hereunder, except for such acts or omissions as constitute gross negligence or willful misconduct. Except in such instances of gross negligence or willful misconduct, neither the Trustee nor the lawful owner and holder of said indebtedness shall be obligated to provide an accounting of any funds received or disbursed in connection with the payment of the indebtedness or the administration and enforcement of equitable and statutory rights of redemption, exemption, or homestead, all rights arising by virtue of marriage, and all other similar exemptions and rights arising under or created by an applicable statute or judicial decision.

THE TERMS OF this Installment Deed Lien may be modified in whole or in part only by a written instrument signed by Grantee, Trustee and the lawful holder and owner of said indebtedness, and recorded in the Register's Office of the county in which this Installment Deed is recorded. Any oral agreement to modify this instrument shall be void and of no force and effect.

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 insurable interest until the note(s) herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to the lawful owner and holder of the note or notes or to said Trustee, his successors and assigns, for the benefit of the lawful owner and holder of said note or notes, as his interest may appear. If at any time, Grantee fails to keep the property herein described properly insured, the Trustee, his successors and assigns, or the holder of the note or notes herein secured may obtain fire insurance on said property and charge such sums to the balance of the note(s) herein secured.

NOW, IF THE Grantee (a) shall pay the indebtedness when due, according to its terms, (b) shall pay promptly all taxes, assessments, and other charges against the property when due, (c) shall keep up repairs, (d) shall keep the property insured as provided herein, (e) shall pay any and all other sums when due, as herein provided, and (f) shall otherwise perform all of the covenants and conditions contained herein, then this

trust conveyance shall be of no further force or effect. In such case, the lawful holder and owner of said indebtedness shall execute and have recorded a Release of this Installment Deed Lien. Otherwise this trust conveyance shall remain in full force and effect, and, at the option of the lawful owner and holder of the indebtedness, all remaining unpaid indebtedness and all installments thereof, shall be due and payable at once, without notice, upon any of the following events of default:

a. Failure to pay said indebtedness, and all installments when due according to its terms;

b. Breach of any covenant or agreement contained in this Installment Deed, and not related to payment of said indebtedness, which breach is not cured within fifteen (15) days after written notice of such breach has been given to Grantee, and additionally, within any further period of time to cure which is actually given by the lawful holder and owner of said indebtedness provided Grantee commences its efforts to cure such default as soon as reasonably possible after notice;

c. If any obligor of the indebtedness secured hereunder makes a general assignment for the benefit of creditors, or files a voluntary petition in bankruptcy, or a petition for reorganization under the bankruptcy laws; or if a petition in bankruptcy is filed against any obligor; or if a receiver or trustee is appointed for all or any part of the property and assets of any obligor.

IN EVENT of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to the above named Trustee shall be vested in said successor.

IN ANY EVENT of default as set forth above, the lawful owner and holder of said indebtedness shall have the right to pursue all remedies available to them hereunder, at law or in equity. In addition, in the event of default, Trustee, or his successors in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) publications in any newspaper, daily or weekly, of general circulation, published in the county wherein the property is located, to sell the property, or any part thereof, at the front door of the Courthouse in said county to the highest bidder for cash, at public outcry, free from all legal rights of redemption, exemptions of homestead, dower, elective share, rights by virtue or marriage, and all other exemptions of every kind, all of which are expressly waived; the statutory right of redemption under Tennessee Code Annotated 66-8-101 has been expressly waived. The Trustee or his successors in trust is further authorized and empowered to execute and deliver a deed to the purchaser at such sale. The lawful holder and owner of said indebtedness may bid at any such sale. The purchaser at such sale shall be entitled to immediate possession of the property unpon the delivery to purchaser by Trustee of a deed for the property. Prior to such sale, Trustee may enter and take possession of the property, in which case Trustee shall be accountable only for rents actually received by Trustee. In the event of sale hereunder, the proceeds will be applied by Trustee as follows:

FIRST - to pay all costs and charges of executing this trust, including attorneys' fees, Trustee's fees and expenses of any litigation which may arise on account of the execution and enforcement of this trust;

SECOND - to the payment of all land taxes which may be unpaid on said premises;

THIRD - to pay the indebtedness, or any balance thereof then remaining unpaid;

FOURTH - the remainder to be paid to such parties as are legally entitled to it.

IN THE EVENT of a sale of said property under and by virtue of this trust, Grantee and all persons holding under Grantee shall be and become tenants at will of the purchaser of the property from and after the execution and delivery of a deed to the purchaser, and shall pay the purchaser the reasonable rental value of the property after the sale. Said tenancy shall be terminated at the option of purchaser upon five (5) days' written notice.

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.

IN WITNESS WHEREOF, we, the said GRANTORS and GRANTEES, hereunto set our hands at Nashville, Tennessee, this the 15th day of January, 1986.

Luther K. Buchanan — LUTHER K. BUCHANAN

Ann Lois Middleton — ANN LOIS MIDDLETON

Kelcie Joyce Buchanan — KELCIE JOYCE BUCHANAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

David Coleman — AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1986.

Linda Worden — NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared Ann Lois Middleton, unmarried, Luther K. Buchanan and wife, Kelcie Joyce Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this 15th day of January, 1986.

Linda Worden — NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 East Church St.
Brentwood, TN 37027

Beginning at Frank Hill's southeast corner in the middle of the county road; thence with the east boundary line N 1 3/4 deg. E 145 poles to a post; thence with Whitmore's S boundary line S 86 1/4 deg. E 179.25 poles to the middle of the county road; thence with the middle of the county road S 4 deg. W 54 poles; thence S 5 1/2 deg. W 54.08 poles to a stone at an angle in said road, W. P. Beatty's S/E corner; thence with the middle of said road N 86 1/4 deg. W, passing an angle in said road, in all 74.3 poles to the N/W corner of a tract of land formerly owner by Guthrie; thence S 3 3/4 deg. W 10.3 poles to the middle of said road; thence S 59 deg. W 8.79 poles to another point in the middle of said road; thence S 64 1/2 deg. W 30.3 poles to another point in the middle of said road; thence S 70 deg. W 13.94 poles to another point in the middle of said road; thence N 87 deg. W 51.43 poles to the beginning, containing 138.33 acres, more or less.

BOOK 6764 PAGE 385

THERE IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM the following tracts or parcels of land:

Tract 1: A small tract of land in the 5th, formerly 6th, Civil District of said County, described according to a copy of a survey thereof by Watkins & Murray, Surveyors, August 27, 1947, as follows:
Beginning at a point in the center line of Whitmore Road, 377.7 feet north of the center line of Burkett Road; thence with the center line of Whitmore Road, north 4 deg. east 341.2 feet to a point opposite a fence; thence leaving said road and along said fence line, south 83 deg. 30' west 324 feet to another fence; thence with the same, south 46 deg. 15' east 321 feet, and south 1 deg. 30' east 74.5 feet to a stake; thence south 84 deg. east 66.8 feet to the point of beginning.
Being the same property conveyed to C. W. Middleton and wife, Ann Lois Middleton by deed from Edgar Wells Jones and wife, Annie May Jones of record in Book 1518, Page 345, said Register's Office.

Tract 2: Being land lying in the 5th Civil District of Davidson County, Tennessee transferred from J. C. Ferrell and wife, Clida McGlothlin Ferrell to Edgar Wells Jones and wife, Annie May Jones as of record in Book 946, Page 116, R.O.D.C. and more particularly described as follows: Beginning at the South-east corner of E. W. Jones property, said point being 7.0 ft. west and 8.65 ft. south of the center line intersections of Whittemore Lane and Burkett Road; thence N 4 deg. E 377.7 feet with the centerline of the original Whittemore Lane; thence N 84 deg. 00' W 66.80 ft. to a point; thence N 1 deg. 30' W 74.50 ft. to a point; thence N 46 deg. 15' W 321.00 ft. to a point; thence N 83 deg. 30' E 326.2 ft. to a point, said point being in the center line of the original Whittemore Lane; thence with the original center line of Whittemore Lane; N 4 deg. 00' E 173.42 ft.; thence continuing with the center line N 2 deg. 30' E 890.92 ft. to a point, said point being 4.56 ft. east of the present center line and being the Mike Burns southerly property line projected; thence N 86 deg. 15' W 1436.27 ft. with the southerly property line of Mike Burns(Whittemore Lands) to a point on the west bank of a creek, thence S 4 deg. 42' E 204.75 ft. to an iron pin; thence N 89 deg. 44' E 116.82 ft. to a point in the center of the creek under a water gate; thence with the center of the creek S 42 deg. 12' E 172.04 ft. to a point; thence with the center of the creek S 40 deg. 33' E 200.20 ft. to a point; thence S 35 deg. 41' E 194.30 ft. to a point in the center of the creek; thence S 22 deg. 11' E 131.10 ft. with the creek to a point; thence continuing with the creek S 4 deg. 29' W 116.20 ft. to a point; thence S 29 deg. 59' W 22.40 ft. to a point in creek; thence S 18 deg. 40' E 254.71 ft. to a point in the creek; thence with the center of the creek S 52 deg. 27' E 179.08 ft. to a point; thence S 34 deg. 36' E 322.05 ft. to a point in the creek; thence S 56 deg. 33' E with the center of the creek 70.60 ft. to a point; thence S 36 deg. 19' E 211.70 ft. to a point in the creek; thence S 38 deg. 47' E 112.45 ft. with the center of the creek to a point;thence S 20 deg. 35' E 59.95 ft. to a point in the center of the creek; said point being 5.25 ft. south of the present center line of Burkett Road; thence with the center of the original Burkett Road S 86 deg. 15' E 127.95 ft. to the point of beginning and containing 27.9 acres.
Being the same property conveyed to C. W. Middleton and wife, Ann Lois Middleton by deed from Edgar Wells Jones and wife, Annie May Jones of record in Book 3311, Page 25, said Register's Office.

Tract 3: Land lying wholly within the Thirty First Civil District of Davidson County, Tennessee, and is bound in general on the North by Bonds Estate and Middleton, on the West by Jones, on the South by Burkett Road, on the East by Jones and Middleton, and described according to a survey of Tomlin & Poteete, dated October 2, 1973, as follows: Commencing at a spike in center line of Burkett Road, said point being Middleton's southwest corner; thence with said center line N 88 deg. 45' W 594 feet; thence S 88 deg. W 100 feet to the point of beginning; thence with center line of said Burkett Road, with the five following calls: S 88 deg. 15' W 58 feet; S 80 deg. W 70.2 feet; S 74 deg. 45' W 100 feet; thence S 69 deg. W 100 feet; thence S 62 deg. 45' W 126.8 feet to a

spike; thence with a new staked line N 14 deg. W 2052 feet to an iron pin in Bonds South fence line; thence wihh said fence line S 88 deg. E 410 feet to an iron pin; thence with Middleton with the two following calls: S 4 deg. 42' E 204.75 feet to an iron pin; thence N 89 deg. 44' E 85.2 feet to an iron pin; thence with a new staked line S 14 deg. 15' E 1690 feet to the point of beginning, containing 19.96 acres, more or less.
Being the same property conveyed to Elmer G. Chadwell and wife, Lorene Y. Chadwell by deed from Edgar Wells Jones and wife, Annie May Jones of record in Book 4794, Page 690, said Register's Office.

Tract 4: A tract of land lying wholly within the 31st Civil District of Davidson County, Tennessee and is bound in the general on the North by Middleton, on the east by Middleton, on the south by Burkett Road and on the west by Chadwell.
Beginning at a spike in center line of Burkett Road, said point being Chadwell's southeast corner, thence with Chadwell N 14 degrees 15' E. 1690 feet to an iron pin, thence with Middleton with the Fourteen following calls: N 89 degrees 44' E 31.62 feet, S 42 degrees 12' E 172.04 feet, S 40 degrees 33' E 200.2 feet, S 35 degrees 41' E 194.3 feet, S 22 degrees 11' E 131.1 feet, S 4 degrees 29' west 116.2 feet, S 29 degrees 59' W 22.4 feet, S 18 degrees 40' E 254.71 feet, S 52 degrees 27' E 179.08 feet, S 34 degrees 36' E 322.05 feet, S 56 degrees 33' E 70.60 feet, S 36 degrees, 19' E 211.7 feet, S 38 degrees 47' E 112.45 feet, and S 20 degrees, 35' E 59.95 feet to a point in center line of Burkett Road, thence with said center line with the two following calls N 88 degrees 45' W 586.4 feet and S 88 degrees W 100 feet to the point of beginning containing 13.2 acres, more or less.
Being the same property conveyed to Clyde W. Middleton and wife, Anna Lois Middleton by deed from Edgar Wells Jones and wife, Annie May Jones of record in Book 4838, Page 32, said Register's Office.

69537

IDENTIFICATION REFERENCE

JAN 16 3 26 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____ BOOK 6764 PAGE 387

FOR _____

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
			125000.00- CONT.	
			100000.00- CONT.	
			325.00 CSTAX	
			96.00 MSTAX	
			.50 PRFEE	
			21.00 MDEED	
			CHECK 44[illegible].50-	
			668AD1/16/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 5 3 7

IDENTIFICATION REFERENCE

JAN 16 3 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 211423