INSTALLMENT DEED

For and in Consideration of the sum of $250,000.00 Dollars,

Two Hundred Fifty Thousand and 00/100 ($250,000.00) Dollars,

of which Fifty Thousand and 00/100 ($50,000.00)

has been paid in cash by Larry H. Snedeker

the receipt of which is hereby acknowledged, and for the remainder of $200,000.00

Two Hundred Thousand and 00/100 ($200,000.00) Dollars,

has

the said Larry H. Snedeker executed an Installment Deed Note of even date herewith in the principal amount of Two Hundred Thousand and 00/100 ($200,000.00) Dollars payable to Theresa Pruett Gilliam in Five (5) annual installment of Forty Thousand and 00/100 ($40,000.00) Dollars plus interest at the rate of Ten (10%) percent per annum on the unpaid balance due along with each annual payment. The first of said payments being due on the 1st day of July, 1987 and each 1st day of July thereafter, the last payment being due on the 1st day of July, 1991.

IDENTIFICATION REFERENCE

JUL 2 10 57 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed.

I, Theresa Pruett Gilliam, a single person,

have this day bargained and sold, and do hereby transfer and convey unto the said

Larry H. Snedeker, his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning at a stake in the center of the Clarksville Road, the Northwest corner of B. R. DeMonbreun's 39 acre tract; thence with the center of said road North 74-3/4 ° West 6 poles, North 77 ° West 46.6 poles, North 76° West 31.6 poles to O. W. Foster's Northeast corner; thence with said Foster's east line, and with G. F.Anderson's East line South 1° West 107.42 poles to a stake and white oak pointers in the South line of the old Joel R. Griffin tract; thence with said line South 88° East 82.44 poles to a stake, black oak, white oak and dogwood pointers, said DeMonbreun's Southwest corner; thence with his West line North 1° East 90.82 poles to the beginning containing 51 acres, more or less.

SECOND TRACT: Beginning at a stake in the southern boundary line of a tract of land conveyed to Elias Cates Milliken and wife, by deed from L. W. Potter, et al, of record in Book 613, page 358, Register's Office for said County, George Hackebeil's Northeast corner; thence South 88° East, with the Southern boundary line of said Milliken's tract of a small hollow, with three beech pointers, thence North 88° West and parallel with Milliken's Southern line 1174.8 feet to a stake in George Hackebeil's Eastern boundary line; thence North 1-1/2 ° East, with said Hackebeil's Eastern boundary line, 371.25 feet to the beginning, containing 10 acres, more or less.

Being the same property conveyed to E. S. Pruett et ux, Mary Carson Pruett by deed from J. R. Smith and wife, Zettie Smith, by deed of record in Book 1246, page 375, Register's Office for said County. The said E. S. Pruett and Mary Carson Pruett both having since died, E. S. Pruett having predeceased Mary Carson Pruett, and she having devised said property to her daughter, Theresa Pruett Gilliam by her will of record in Will Book 120 Page 75, Probate Court Clerks Office for Davidson County, Tenn. This conveyance is subject to a 40 foot right of way easement from E. S. Pruett, et ux to Tennessee Natural Gas Lines, Inc. of record in Book 1352 Page 403, et sec. of the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 3565 Old Clarksville Pike, Joelton, Tennessee 37080
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Larry H. Snedeker heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said Larry H. Snedeker his 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 me in hand paid, I, the said Larry H. Snedeker

do hereby transfer and convey unto George F. Cranor, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Larry H. Snedeker 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 the insurable 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.

I 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 I 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 I, the said Larry H. Snedeker 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 I 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; If I 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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. I 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. I 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 Larry H. Snedeker, his 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 George F. Cranor, Trustee, shall be vested in said successor.

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 Theresa Pruett Gilliam and Larry H. Snedeker hereunto set our hands at Nashville, Tennessee, this the 30th day of June 19 86

Theresa Pruett Gilliam

Larry H. Snedeker

STATE OF TENNESSEE

DAVIDSON County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Theresa Pruett Gilliam and Larry H. Snedeker, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that we executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 86.

Paul G. Blankenship, Notary Public

Commission Expires July 17, 1988

STATE OF TENNESSEE

_____ County.

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19 ____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry H. Snedeker	Larry H. Snedeker	Map 22
(NAME) 12th Floor 1st American Cnt.	(NAME) 12th Floor First American Center	Parcel 61
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37238	(STREET ADDRESS) Nashville, Tennessee 37238	14D 23010
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, Tennessee 37216
Phone (615) 262-5777

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 250,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 86

_____ Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 6906 PAGE 210

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

250000.00- CA1T.
650.00 CSTAX
198.00 MSTAX
.50 PRFEE
12.00 WDEED
CHECK 360.50-
2713A07/02/86 BAL .00

RECEIFT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 9

IDENTIFICATION REFERENCE

JUL 2 10 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266138