Document prepared by J. J. Wheelbarger.

CONTRACT FOR DEED

This CONTRACT made and entered the 8th day of November, 1986, by and between J. J. Wheelbarger and wife, Bonnie Wheelbarger d/b/a Wheelbarger Farms, hereinafter referred to as "SELLER", and Ella V. Boyd, hereinafter referred to as "BUYER".

WITNESSETH:

That for and in consideration of TWENTY THOUSAND ($20,000.00) DOLLARS, to be paid upon the terms and conditions hereinafter more fully set forth, SELLERS have agreed and do hereby agree to sell and convey unto BUYER, and her heirs and assigns, the following property:

The real property located at 1006 North Sixth Street, Nashville, TN 37219, and being Lot No. 135 on the plan of Sharpe & Cruther's Addition to North Nashville, of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee.

SAID Lot No. 135 fronts 50 feet on the westerly side of North Sixth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to the within named Grantor(s) by deed of record in Book 6604, Page 828, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

The consideration of said sale is TWENTY THOUSAND AND NO/100($20,000.00) DOLLARS, to be paid as follows:

TEN DOLLARS, cash in hand paid by BUYER, receipt of which is hereby acknowledged. The balance of $20,000.00 will be paid in biweekly installments amortized over 30 years at an annual interest rate of 12%. BUYER will make biweekly installment payments in the amount of $102.87, due and payable on the 1st day and 15th day of each month, with the first such payment being due on the 15th day of November 1986.

Biweekly payments will carry a late charge in the amount of FIVE (5%) PERCENT monthly. Any biweekly payments will be charged the late charge if more than THREE(3) months late.

6961 8

IDENTIFICATION REFERENCE

Dec 4 12 35 PM '86

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

All repairs or improvements in the property will be made at the sole expense of buyer, except those expressly agreed upon at the date of this contract, and cannot be used as partial payment nor as reduction of interest or principal payments. Should this contract not be fulfilled in its entirety for any reason, all improvements shall remain with the property and . . become the property of the SELLERS. BUYER cannot, for any reason, transfer, sell, trade nor in any other manner encumber this property nor their interest therein without the written consent of SELLERS.

It is expressly understood and agreed that if there is a failure upon the part of the BUYER, her heirs or assigns, to pay any installments within three months of due date, or commit any other breach of this contract, then BUYER shall forfeit all of their rights under this contract and said contract shall become null and void and payments received to date of such default shall be retained by SELLERS, their heirs and assigns, as rental for the property or as liquidated damages for breach of contract. If SELLERS have to foreclose on this property for any reason, all attorney's fees will be at the expense of BUYER.

SELLERS will pay for BUYER all taxes and insurance on an annual basis when due and a portion of each of BUYER'S biweekly payments will be used for that purpose. Should the taxes or insurance on the property named herein increase at any time, it will be the sole responsibility of BUYER to assume such increases.

BUYER further agrees that until said purchase money shall have been paid in full, to take good care of said property, ordinary wear and tear excepted, and not to commit, suffer, or permit any destruction or waste of the same, and failure to comply with this agreement ar any terms hereof shall entitle SELLERS to declare this agreement terminated, null and void, and to retain the payments received hereunder as aforesaid.

BUYER is to make all necessary and proper repairs to the property, except those expressly agreed upon at the date of this contract, from and after this date. BUYER assumes all responsibility and will hold harmless the SELLERS for any injuries to third parties by reason of the condition of the premises.

WITNESS the signatures of the parties to the original hereof as and for the day and date first above written. Said property is hereby taken by BUYER "AS IS", except as otherwise agreed.

J. J. WHEELBARGER (SELLER)
d/b/a WHEELBARGER FARMS

BONNIE WHEELBARGER (SELLER)
d/b/a WHEELBARGER FARMS

ELLA V. BOYD (BUYER)
1006 North Sixth Street
Nashville, TN 37219

NOTARY PUBLIC

Clifton E. Wills
Notary Public
My Commission Expires 1-19-88

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Ella V. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 1986.

Clifton E. Wills
Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 7059 PAGE 313

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

2003 [illegible] CO.MT.
56.00 CO TX
.50 PRFE
9.00 MOR[illegible]
CHECK 65.50-
3203A12/04/00 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.6.1.8.

IDENTIF. REFERENCE

DEC 4 12 35 PM '00
FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

No. 19059