This instrument was prepared by:
HAYNES AND ASSOCIATES
140 North Main Street
Goodlettsville, Tennessee 37072

Mail

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy H. Upton, Jr. & wife,	Rita F. Upton (same)	Map 6
(NAME:) 605 So. Dickerson Rd.	(NAME:)	Parcel 78
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of
Sixty-Five Thousand and No/100---------- *Dollars,*
of which
Fifteen Thousand and No/100---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder
Fifty Thousand and No/100---------- *Dollars,*

Roy H. Upton, Jr., and wife, Rita F. Upton *have executed*
a promissory note of even date, said note to be paid in monthly installments beginning January 10, 1987, and continuing for a total of 180 monthly payments, all with interest at 9-3/4% per annum until paid in full.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY,TN
DEC 11 9 27 AM '86
IDENTIFICATION REFERENCE
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and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Joel A. Hoffman

have this day bargained and sold, and do hereby transfer and convey unto the said Roy H. Upton, Jr. and wife, Rita F. Upton
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

From a spike in the center of Baker Road Common to Akeman and Burnett property South 40 degree 29' 33" East 860.47 feet along Baker Road; thence South 44 degrees 27' 02" East 281.86 feet; thence South 40 degrees 15' 11" East 329.16 feet; thence South 47 degrees 05' 00" East 256.44 feet to the beginning; thence with a new line between Tract 3 and Tract 4 South 56 degrees 56' 54" West 3380.96 feet to an iron pin in the original line; thence with old line South 2 degrees 22' 40" West 570.48 feet to an iron pin; thence continuing with original line on southern line North 58 degrees 24' 12" East 3853.54 feet to a spike in Baker Road; thence with Baker Road North 47 degrees 05' 00" West 580 feet to the beginning containing 42.763 acres more or less.

The above described property was conveyed to Joel A. Hoffman by deed from Nora St. John, et al of record in Book 4819, page 455, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00
Amount

Subscribed and sworn to before me, this the 10th day of December 19 86

My commission expires: 9/11/90 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as Baker Road, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said
Roy H. Upton, Jr. and wife, Rita F. Upton
their *(successors),*
heirs and assigns forever. I *covenant that* I *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* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roy H. Upton, Jr. and wife, Rita F. Upton
their
(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Roy H. Upton, Jr. and wife, Rita F. Upton
hereinafter referred to as trustors, hereby transfer and convey unto John M. Cannon *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ XXXX, *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

12/11 235.50 CHECK

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good 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, or 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 appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, representatives or assigns.

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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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* S *this* 10th *day of* December, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joel A. Hoffman
JOEL A. HOFFMAN

Roy H. Upton Jr
ROY H. UPTON, JR.

Rita Faye Upton
RITA F. UPTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy H. Upton, Jr. and wife, Rita F. Upton and Joel a. Hoffman

*the within named 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 Goodlettsville, *Tennessee, this* 10th *day of* December, *19* 86

John M. Cannon
Notary Public

Commission expires 9/11/90

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Additional Provisions:

All parties hereto expressly waive the statutory right of redemption as set out in T.C.A. §66-8-101 et seq.
In the event the grantees herein sell, lease, or otherwise transfer ownership of the property herein conveyed then the entire unpaid balance of the indebtedness herein, including all due and accrued interest shall become immediately due and payable.

Joel A. Hoffman

Roy H. Upton Jr
Rita Faye Upton

INSTALLMENT DEED

FROM
Joel A. Hoffman

TO
Roy H. Upton, Jr. and wife,
Rita F. Upton

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

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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

65000.00- CAMT.
50000.00- MAMT.
182.00 CSTAX
40.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 236.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

71864

IDENTIFICATION REFERENCE

Dec 11 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No21563