This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Rayburn E. Parker and wife,

Kathern W. Parker

TO

Gayron C. Lytle

For draftsman's use

This instrument prepared by:
Robert F. Doyle, Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayron C. Lytle (NAME)	Gayron C. Lytle (NAME)	Map 14 Par. 40, 41, 129 and 131, 14D-38650, 38700 38018, 38630
1900 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	1900 Elm Hill Pike (STREET ADDRESS)	
Nashville, Tennessee. 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37210 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 607,665.00 Rayburn E. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 1986.

Joe N Brunt
Notary Public

MY COMMISSION EXPIRES July 17, 1990

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ($607,665.00) Six Hundred Seven Thousand Six Hundred Sixty Five and 00/100---------- **DOLLARS**

of which $ 107,665.00 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 a promissory note in the principal sum of $500,000.00 payable to the order of Rayburn E. Parker and wife, Kathern W. Parker in 40 semi-annual installments of $28,148.37 with the first installment due on June 18, 1987, said installments include interest at the rate of 9.5% per annum and said note providing for an option to call at the end of 10 years from date hereof, prepayment penalties, acreage releases, non assumable clause, etc. to which note reference is here made for a complete listing of the terms thereof.

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,

WE, RAYBURN E. PARKER AND WIFE, KATHERN W. PARKER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

GAYRON C. LYTLE,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached exhibit as a description of Tracts I and II for a combined acreage of 238.3, more or less.

74537

IDENTIFICATION REFERENCE

Dec 18 3 02 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

PAID

This is unimproved (X) improved ( ) property, known as West end of Frontage Road, Joelton, Tennessee.
(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 represenatives, 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 J. Phillip Jones 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 $ n/a 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 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 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 advise 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 WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 18th day of December 19 86.

Gayron C Lytle — Rayburn E. Parker

Kathern W. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gayron C. Lytle, Rayburn E. Parker, and Kathern W. Parker the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

Joe N Smith Notary Public

Commission expires July 17, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of 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 ____self to be _____ of the _____, the within named bargainor, a corporation, and that ____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

Exhibit of the description of Tracts I and II for a combined acreage of 238.3, more or less in the Installment Deed from Rayburn E. Parker et ux to Gayron C. Lytle.

TRACT I:

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a concrete right of way marker in the north right of way of Interstate Highway I-24, the southwest corner of the dead end of Frontage Road, the southeast corner of this tract, the southeast corner of the original tract and continuing as follows: north 5° 52' 18" E, 84.89 feet to a concrete right of way marker, the northwest corner of the dead end of said Frontage Road, the southwest corner of a tract of land which belongs to Nancy Gillispie, having a deed reference in Deed Book 5637, page 908, Register's Office for said County; thence north 5° 52' 16" east, passing corners to Nancy Gillispie, Samuel Neal, John Ward, Manuel Perricone, William Faiamon, Charles Parker, Albert Garver, Bobby Chambliss and Robert W. Wingo, 3559.77 feet in all to an iron pin, a corner of Robert W. Wingo; thence north 85° 03' 41" west, passing corners to Robert W. Wingo, McGehee and Harvison Acres, and Reba Joan Spink, 2157.93 feet in all to an iron pin, a corner to Reba Joan Spink; thence south 6° 49' 11" west, 156.86 feet to an iron pin a corner to Reba Joan Spink; thence north 83° 13' 11" west, 1561.93 feet to an iron pin in the line of Alvin Hawkins a corner of Reba Joan Spink, said pin being an agreed corner between Alvin Hawkins and Production Credit Association; thence south 4° 42' 47" west, 1935.24 feet to an iron pin in the north right of way of Interstate Highway I-24 and an agreed corner between Alvin Hawkins and Production Credit Association; thence south 50° 31' 10" east, 227.46 feet to a concrete right of way marker in the north right of way of Interstate Highway I-24, a corner of Robert Baltz, Jr.; thence leaving the north right of way of Interstate Highway I-24, south 84° 08' 22" east, 1334.20 feet to an iron pin, a corner of Robert Baltz, Jr.; thence south 5° 15' 30" west, 539.56 feet to a concrete right of way marker in the north right of way of Interstate Highway I-24, a corner to Robert Baltz, Jr.; thence with the north right of way of Interstate Highway I-24 as follows: south 68° 58' 09" east, 169.71 feet to a concrete right of way marker; thence south 56° 12' 27" east, 301.48 feet to a concrete right of way marker; thence south 62° 15' 10" east, 1856.98 feet to the point of beginning, containing 230.30 acres, more or less, as surveyed by Kessinger & Associates, dated January 15, 1982.

Being the same property conveyed to Rayburn E. Parker and wife, Kathern W. Parker by deed from Springfield Production Credit Association of record in Book 5852, page 357, Register's Office for said County.

TRACT II:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at the northeast corner of the realty described in the deed from A. H. Douglas to Kate F. Douglas of record in Deed Book 3570, page 297, in the Register's Office for Davidson County, Tennessee, and runs thence with the east line of said tract South 3° 10' West 530 feet, more or less, to the north margin of Interstate Highway I-24 right of way; thence with said Interstate Highway I-24, in a northwesterly direction 1440 feet, more or less, to the point of intersection of the northerly margin of said I-24 right of way and the north line of the realty described in the deed of record in Deed Book 3570, page 297, as aforesaid, thence with the north line of said realty, North 86° 50' East 1340 feet, more or less, to the point of beginning.

Being the same property conveyed to Rayburn E. Parker and wife, Kathern W. Parker by deed from Robert J. Baltz, Jr., et al of record in Book 6134, page 907, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 127

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
			6078[illegible]	[illegible]
			[illegible]	[illegible]
			170[illegible]	[illegible]
			498.[illegible]	[illegible]
			.50	[illegible]
			9.00	[illegible]
			[illegible]	[illegible]
			8095A18X10/86 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74537

IDENTIFICATION REFERENCE

DEC 18 3 02 PM '86

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No24635