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INSTALLMENT DEED

Address New Owners	Send Tax Bills To	Map/Parcel Numbers
Joseph A. & Nancy J. Campbell 1324 Cheshire Drive Nashville, Tennessee 37207	SAME	Map 51-11-A Parcel 9 11D 93890

For and in consideration of the sum of TWENTY EIGHT THOUSAND ($28,000.00) DOLLARS--FOURTEEN THOUSAND ($14,000.00) DOLLARS paid in cash by JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, receipt of which is hereby acknowledged, and FOURTEEN THOUSAND ($14,000.00) DOLLARS payable in accord with a Promissory Note due one year from date hereof, said note bearing interest at the rate of 8% per annum, executed by JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL and payable to ROBERT H. EDWARDS and JOHN R. FURMAN, and to secure the payment of said note in accord with all of its terms, a lien is expressly retained on the land herein conveyed-- ROBERT H. EDWARDS and JOHN R. FURMAN have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL their heirs and assigns, certain Real Estate in Davidson County, Tennessee, described as follows:

Lot 308 on the Final Plat of Wellington Square, a planned residential development, located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, said Plat recorded in Book 6250, page 675, Register's Office, Davidson County, Tennessee, as amended to provide for a public utilities and common access easement at Book 7013, page 106, said Register's Office; together with a one thirteenth 1/13th right and easement of enjoyment in and to common areas described on said Plat. This Deed specifically excludes an easement for installation, use and maintenance of an eight (8) foot wide common driveway existing on Lot 306.

This conveyance is subject to all covenants, conditions, and restrictions for Wellington Square, a planned residential development, and the attached bylaws as recorded in Book 6680, page 770, et seq, Register's Office, Davidson County, Tennessee, and any amendments thereto.

This property is unimproved property known as 308 Wellington Court, being a portion of the property conveyed to ROBERT H. EDWARDS and JOHN R. FURMAN by Quit Claim Deed from GEORGE E. MUDTER, JR., Trustee of Record in Book 6681, page 675, Register's Office, Davidson County, Tennessee.

To have and to hold said Real Estate, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, their heirs and assigns forever.

ROBERT H. EDWARDS and JOHN R. FURMAN do covenant that they 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.

ROBERT H. EDWARDS and JOHN R. FURMAN do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said Real Estate to JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, 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 note and rendering unnecessary court proceedings for the enforcement of said lien in the event of nonpayment of said note as it matures as hereinafter provided, and for the consideration of one dollar, receipt of which is hereby acknowledged, JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL do hereby transfer and convey unto Betsy B. Edwards, Trustee, her successors and assigns, the Real Estate herein before described, with the appurtenances, estate, title and interest thereto belonging for the purposes aforesaid only.

We, JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, 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 FOURTEEN THOUSAND ($14,000.00) DOLLARS until the note 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 owners and holders of said note, as their interests may appear.

We, JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, 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 note, of 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 herein, the same to bear interest from the date of such payment.

Now, if we, the said JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, shall pay the note aforesaid when due, according to its 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 the said note promptly at maturity, or if failing to pay taxes, keep up repairs or keep said premises insured as herein provided, if we fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said note, within thirty (30) days from date of such payment, this conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said note, the remaining unpaid amount shall become due and payable at once, without notice, and the said Trustee, or her successor in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) 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 all equity of redemption, and all other rights of redemption, statutory or otherwise, including but not limited to T.C.A.§66-8-101, et seq, as amended from time to time, homestead, dower, and all other exemptions and marital rights, all of which are hereby expressly waived and conveyed by all persons signing this Installment Deed; and the said Trustee, or her 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. We agree that the Trustee may, at any time after default in the payment of said note, enter and take possession of said property and shall only account for the net rents actually received by her. 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, including all court costs, other expenses of litigation, and 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.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all amounts owing on the unpaid note 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 JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL or their 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 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 Betsy B. Edwards, Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and she shall not be required to file any account or settlement in relation to her trusteeship.

In witness whereof, we, the said ROBERT H. EDWARDS and JOHN R. FURMAN and JOSEPH A. CAMPBELL and wife NANCY J. CAMPBELL, have hereunto set our hands at Nashville, Tennessee, this the 28th day of February, 1987.

Robert H. Edwards
Robert H. Edwards

Joseph A. Campbell
Joseph A Campbell

John R. Furman
John R. Furman

Nancy J. Campbell
Nancy J. Campbell

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 ROBERT H. EDWARDS, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, February, 1987.

L. P. Armstrong
Notary Public
My Commission Expires: 5/13/89

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 JOHN R. FURMAN, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1987.

L. R. Armstrong
Notary Public
My Commission Expires: 5/13/89

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 JOSEPH A. CAMPBELL, the bargainee with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 18th day of ~~February~~ March, 1987.

Helen D. Scott
Notary Public
My Commission Expires: 4-19-87.

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 NANCY J. CAMPBELL, the bargainee with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 18th day of ~~February~~ March, 1987.

Helen D. Scott
Notary Public
My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I certify that the total consideration paid for this conveyance is 28,000.00.

Nancy J. Campbell
Affiant

Sworn and subscribed to before me this 18th day of March, 1987.

Helen D. Scott
Notary Public
My Commission Expires: 4-19-87

This document prepared by:
Betsy B. Edwards, Attorney
Suite 101
278 Franklin Road
Brentwood, Tennessee, 37027

RUSH

MAR 26 9 37 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

TENNESSEE

07982

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

[illegible].00- CAMT.
140[illegible].00- MAMT.
78.40 COTAX
12.00 MOTAX
.50 PRFEE
12.00 MRFEE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 102.90-
6544A03/26/87 BAL .00

07952

IDENTIFICATION REFERENCE

MAR 26 9 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61559