This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Ray A. Henley and wife,
June Henley

TO

James W. Hill and wife,
Brenda G. Hill

For draftsman's use

Dewey Pedigo, Jr.
Attorney at Law
301 Stahlman Building
Nashville, Tennessee. 37201

BOOK 7234 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Hill, et ux (NAME)	same (NAME)	Map 47
324 Archwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 35
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(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

$ 17,500.00 James W. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 87

Diane L. Hargrove
Notary Public

MY COMMISSION EXPIRES: 3/11/90

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Seventeen Thousand Five Hundred and no/100---------- ($17,500.00)---------- DOLLARS

of which $ 1,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a Note of even date in the principal amount of Sixteen Thousand Five Hundred and no/100 ($16,500.00) Dollars, payable in 120 monthly installments of $218.06 each. Said Installments include interest at the rate of 10% per annum.

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,

RAY A. HENLEY AND WIFE, JUNE HENLEY

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

JAMES W. HILL AND WIFE, BRENDA G. HILL

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

(See Exhibit "A" attached hereto.)

THE PROPERTY HEREIN CONVEYED IS BEING SOLD BY THE TRACT AND NOT BY THE ACRE. THE GRANTORS EXPRESSLY DO NOT WARRANT THE ACREAGE.

The 1987 taxes have been prorated this date and are assumed by the grantee.

RUSH

REGISTER'S OFFICE DAVIDSON COUNTY, TN
MAY 12 2 02 PM '87

IDENTIFICATION REFERENCE

25159

This is unimproved (X) improved ( ) property, known as ..... Sulphur Creek Road, Nashville, Tennessee, 37218
(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 representatives, 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 / Robert F. Doyle Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belooging, 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 $ XXX 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 herein, 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 12th day of May 19 87

Ray A. Henley
RAY A. HENLEY

James W Hill
JAMES W. HILL

June Henley
JUNE HENLEY

Brenda G Hill
BRENDA G. HILL

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 RAY A. HENLEY AND WIFE, JUNE HENLEY AND JAMES W. HILL AND WIFE, BRENDA G. HILL 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 12th day of May, 19 87.

Notary Public

Commission expires 4/1/90

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 _____

RECEIVED
JUN 8 10 AM '87
REGISTER

EXHIBIT "A"

Land in the 13th Civil District of Davidson County, Tennessee, being the last part of Lot No. 2 and No. 3 on Plan "B" in the Partition of the Lands of W.J. Simpkins, deceased, as of record in Minute Book "L", Page 437, of the County Court of said County, described as follows:

Beginning at a point in the southerly margin of Sulphur Creek Road, said point being the northwest corner of the Lawrence Murphy, et ux property of record in Book 5599, Page 469, Register's Office for Davidson County, Tennessee and the northeast corner of the herein described tract; thence South with the westerly lines: of Lawrence Murphy et ux property of record in Book 5599, Page 469; of Mrs. Martha C. Johnson property of record in Book 3977, Page 132; of Matthew Walker et ux properties of record in Book 1788, Page 149, and Book 2024, Page 13, recorded in the Register's Office for Davidson County, Tennessee, approximately 1750 feet to a point on the westerly line of Matthew Walker et ux property of record in Book 2024, Page 13, said Register's Office and the H. B. Reasonover et ux property of record in Book 2034, Page 285, said Register's Office meet to form the northeast of the said Reasonover property and the southeast corner of the herein described tract; thence northwest with the said Reasonover's north property line approximately 430 feet to a point, which is the southeast corner of the Buford B. Vester, Jr. property of record in Book 3924, page 585, said Register's Office and the southwest corner of the herein described tract; thence with the said Vester's east property line north approximately 1530 feet to the southerly margin of Sulphur Creek Road; thence with said margin east approximately 516.4 feet to the point of beginning and containing approximately 16.8 acres, more or less.

Being the same property conveyed to Ray A. Henley and wife, June Henley by deed from Sam Knight and wife, Angie Knight of record in Book 4193, Page 735, and re-recorded in Book 4196, Page 781, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7234 PAGE 242

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

17500.00- CAMT.
16500.00- MAMT.
49.00 CSTAX
14.50 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 73.00-
6343A05/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5.1.5.9

IDENTIFICATION REFERENCE

MAY 12 3 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80913