The property herein described is not the homeplace of either of the grantors. Maximum principal indebtedness for Tennessee recording tax purposes is $20,000.00.

BOOK 7325 PAGE 501

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

JAMES I. CALDWELL III

and DAVID R. WADE III

TO

TIM L. MATTHEWS, and wife,
DEBORAH C. MATTHEWS,

For draftsman's use
Prepared by: Richard R. Hedgepath
Attorney at Law
4800 Charlotte Ave.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim L. Matthews, et ux (NAME)	Same (NAME)	P/O Map 22
505 B No. 16th St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 83 Pt.
Nashville TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE 55910

AUG 14 9 47 AM '87

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,000.00 Tim L. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES: 11-18-89

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty-Three Thousand and No/100..... ($23,000.00) **DOLLARS**

of which $ 200.00 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 their two (2) joint promissory notes. "A" in the principal sum of $19,800.00 payable to grantors per terms of note, and "B" payable to David R. Wade, III, the principal sum of $3,000.00 payable per 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, James I. Caldwell, III and David R. Wade, III,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Tim L. Matthews and wife, Deborah C. Matthews,

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

LAND in Davidson County, Tennessee, being Tract No. 29 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Registered Surveyor No. 1444, dated March 6, 1985, and revised March 12, 1987.

BEGINNING at an iron pin in the South line of Paul Gilliam, said pin being the northeast corner of Lot 21 of the David Wade division; thence leaving Lot 21 and with Gilliam S 88° 45' 26" E 864.79 feet to an iron pin in Harriet Gupton's line; thence leaving Gilliam and with Gupton and an agreed upon line S 25° 21' 57" E 496.75 feet to an iron pin near a fence, the Northeast corner of Lot 28 of aforementioned division; thence leaving Gupton and with the North line of Lot 28 N 76° 34' 43" W 492.67 feet to an iron pin; thence N 03° 08' 30" W 149.88 feet to an iron pin; thence N 79° 01' 18" 138.39 feet to an iron pin; thence S 00° 42' 58" E 172.94 feet to an iron pin; thence N 88° 45' 26" W 525.32 feet to an iron pin in the East line of Lot 21 of aforementioned division; thence leaving Lot 28 and with Lot 21 N 02° 28' 08" E 444.24 feet to the point of beginning, containing 10.00 acres, more or less.

BEING the same property conveyed to James T. Caldwell, III and James I. Caldwell, III, by deed from Paul A. Chasteen and wife, Deborah K. Chasteen, of record in Book 7290, page 991, Register's Office for Davidson County, Tennessee.

RESTRICTIONS: 1. No junk vehicles allowed. 2. No commercial timbering allowed. 3. $10.00 late charge for late payment of 15 days or more. 4. Nobile or modular homes require caving from structure to ground. 5. Pro-rata upkeep of roadway easement into property.

This is unimproved XX improved ( ) property, known as _____ (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 Richard R. Hedgepath, 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 $ 20,000.00 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 13th day of August 19 87

James I. Caldwell, III
JAMES I. CALDWELL, III

David R. Wade III
DAVID R. WADE, III

Tim L. Matthews
TIM L. MATTHEWS

Deborah C. Matthews
DEBORAH C. MATTHEWS

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 James I. Caldwell, III and David R. Wade, III, Tim L. Matthews and wife, Deborah C. Matthews, 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 13th day of August, 19 87.

Joyce Jackson
Notary Public

Commission expires 11-12-89

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 _____

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7325 PAGE 503

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55910

IDENTIFI REFERENC

AUG 14 9 47 AM '80

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 05597