This Instrument prepared by:
Edward C. White,
Attorney at law,
5203 Charlotte Avenue,
Nashville, Tn. 37209

INSTALLMENT DEED

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ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILL TO:	MAP PARCE NUMBER
Kenneth Woodard et ux	Kenneth Woodard et ux	046-00-0 073.00
Rt. 3, Box Bull Run Road Ashland City, Tn.	Rt. 3, Box Bull Run Road, Ashland City, Tn. 37015	

8½% 1st 5 years

For and in consideration of the sum of THIRTY-ONE THOUSAND AND TWO HUNDRED AND FIFTY DOLLARS AND NO/100 ($31,250.00) of which FIVE THOUSAND DOLLARS ($5,000.00) has been paid in cash, the receipt for all of which is hereby acknowledged, and for the remainder TWENTY SIX THOUSAND TWO HUNDRED AND FIFTY DOLLARS($26,250.00) Kenneth Woodard and wife, Michelle Woodard, have executed an installment deed note of even date payable to Leslie Smith in the principal sum of TWENTY SIX THOUSAND TWO HUNDRED AND FIFTY DOLLARS AND NO/100($26,250.00) payable in monthly installments beginning September 15th, 1987 in the amount of TWO HUNDRED AND FIFTY EIGHT DOLLARS AND FORTY NINE CENTS(258.49) the same being both principal and interest at 8½% per annum and on each and every month thereafter for sixty months and then on the sixty-first month the sum of TWO HUNDRED AND EIGHTY TWO DOLLARS AND THIRTY ONE CENTS ($282.31) on each and every month thereafter for another sixty months and at the end of this second sixty months, the buyer agrees to negoiate with the seller and consumate a loan to refinnance and pay off the balance of this installment deed note to the seller.

9-15-1987- $258.49 through 9-15-1997
9-15-1997- $282.31 through 9-15-2007
9-15-2007 the balance to be negoiated and paid off

the said note providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal and interest, and attorneys fees, a lien is expressly retained on the land herein conveyed, Leslie Smith, a widower, has this day bargined and sold, and does hereby transfer and convey unto the said Kenneth Woodard and wife Michelle Woodard, their (successors) heirs and assigns certain real property in Davidson County Tennessee, as follows:

Part of E. R. Shockley Land in the Thirteenth Civil District of Davidson County, Tennessee according to a survey by Draper Surveying Service, Steve Draper, Suveyor dated July 4th, 1963.

Beginning at a point in the center of Bull Run Road 672 feet from Gallaher's Corner; thence South 27 degrees 20 minutes east 1412 feet to a point; thence, south 80 degrees west 118 feet to a point; thence North 26 degrees 20 minutes west 1320 feet to a point in the center of Bull Run Road; thence along the center of Bull Run Road eastwardly 100 feet to the point of beginning. Being 3.45 acres, more or less.

Being a part of the same property conveyed to Leslie Smith by Trustee's Deed from Robert L. Jackson, Trustee of record in Book 4786, page 895, Registers Office for Davidson County, Tennessee.

The Actual consideration or value, whichever is greater, for this transfer is $31,250.00 Kenneth Woodard
Subscribed and sworn to before me this 10th day of August, 1987.
My Commission Expires 5-13-1990 Edward C. White Notary Public

This property is , known as Rt. 3, Bull Run Rd., Ashland City, Tn. 37015

Leslie E. Smith

Kenneth Woodard
Kenneth Woodard

Michelle Woodard
Michelle Woodard

BOARD 123-36-1 CHECK

-page one-

unimproved ( )
This is improved ( ) property, known as ..... (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 .....

Kenneth Woodard and wife, Michelle Woodard (successors),

heirs and assigns forever. I covenant that I am 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* Kenneth Woodard and wife, Michelle Woodard

(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 Ten 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 Kenneth Woodard and wife, Michelle Mary White, Trustee, *his successors and hereinafter referred to as trustors, hereby transfer and convey unto 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 $ 26,250.00 *, 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.*

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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 de-fend 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 publica-tions 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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.

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

Witness our *hand* s *this* 19th *day of* August, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth Woodard
Michelle Woodard
Leslie E Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Edward C. White, *a Notary Public in and for said County and State, the within named* Leslie Smith, Kenneth Woodard and wife, Michelle Woodard, *the bargainor* ....., *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* 20th *day of* August, 19 87.

My commission expires 5-13-1990 *Notary Public* Edward C. White

AUG 20 10 20 AM '87
DAVIDSON COUNTY, TN
REGISTER
IDENTIFICATION REFERENCE
57458

NOTARY PUBLIC
DAVIDSON COUNTY

OFF REC

LESLIE E. SMITH
TO
KENNETH WOODARD
ET UX MICHELLE
WOODARD

OFF REC

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Property Line Survey

Part of E. R. Shockley Land in the
in the Thirteenth Civil District
of Davidson Co. 6.80± Acres

Scale: 1"-100' July 4, 1963 Steve Draper

DRAPER SURVEYING SERVICE

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

31250.00- CAMT.
26250.00- MAMT.
87.36 CSTAX
24.20 MSTAX
.50 PRFEE
11.00 WDEED
CHECK 123.06-
3460A08/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 4 5 8

IDENTIFI REFERENCE

AUG 20 8 20 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 07339