Maximum principal amount for Tennessee Recording Tax Purposes is $15,666.66

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM
JAMES KEETON

TO
JOHN R. OSTEEN and wife,
ANNA L. OSTEEN.

For draftsman's use
H. E. Collins, Attorney
4800 Charlotte Avenue
Nashville, TN 37209

BOOK 7455 PAGE 890

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Osteen, et ux (NAME)	Same (NAME)	Map 100
311 Old Pond Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	p/o parc. 2 & 3 Is
Pegram, TN 37143 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
0004 I.
IDENTIFICATION
JAN 26 8 46 AM '88
ELLA J. WILSON, REGISTER DAVIDSON COUNTY, TN
MISC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,666.66 John Ray Osteen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF Jan 19 88

Harold E. Collins
Notary Public

MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

H. E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand Six Hundred Sixty-Six and 66/100 ($ 16,666.66) 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 their joint promissory note payable to James Keeton in the principal amount of $15,666.66 payable in 96 monthly installments of $237.73 each which includes interest at the rate of ten percent (10%) per annum. The first payment is due and payable the 1st day of February, 1988, and a like payment on the same day of each succeeding month until paid in full. Said payments to be applied first to interest and the remainder to principal.

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,

I, James Keeton, an unmarried person,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto John R. Osteen and wife, Anna L. Osteen,

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

BEGINNING at a spike in the centerline of Old Pond Creek Road, said point being the northwest corner of the property conveyed to James Keeton by deed of record in Book 3840, page 598, of the Register's Office of Davidson County, Tennessee; thence, south 88° 00' 00" east 643.25 feet to an iron pin; thence, south 01° 26' 36" west 329.66 feet to an iron pin set this survey; thence, north 88° 00' 00" west 687.98 feet to a spike in the centerline of Old Pond Creek Road; thence, with the centerline of the road, north 14° 06' 07" west 25.00 feet to a point; thence, along a curve to the right (I = 31° 45' 03", R = 239.04 feet) a distance of 132.47 feet to a point; thence, north 17° 38' 55" east, 181.57 feet to a point of beginning, containing 5.17 acres, more or less.

BEING a portion of the property conveyed to James Keeton by deed of record in Book 3840, page 598, of the Register's Office of Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Rt. 2, Old Pond Creed Rd., Pegram, TN 37143
(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 H. E. Collins, 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 22nd day of JANUARY, 19 88.

James Keeton
JAMES KEETON

John Ray Osteen
JOHN R. OSTEEN

Anna L. Osteen
ANNA L. OSTEEN

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 Keeton, John R. Osteen and Anna L. Osteen

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 22nd day of JANUARY, 1988.

Harold E. Collins
Notary Public

H. E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 3-15-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

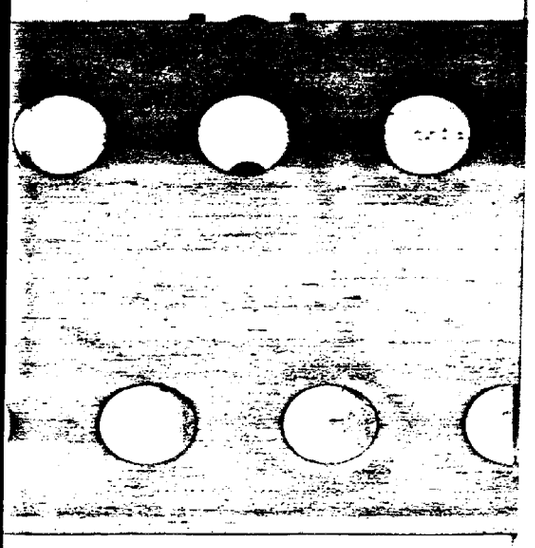
Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, 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 _____.

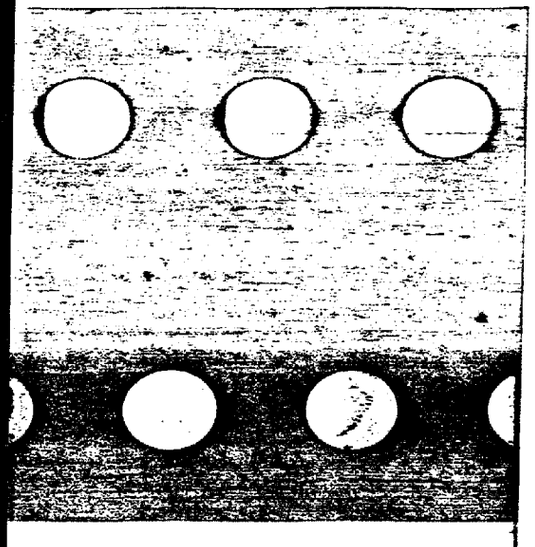
Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission expires _____

1130 0326 1101 13CHECK 66.96





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 892

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

CAMT 16666.66
MAMT 15666.66
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 46.76
MUR TX 13.70
PRFEE 0.50
WDEED 6.00
TOTAL 66.96
CHECK 66.96

0 0 0 4 1:

IDENTIFI REFERENCE

JAN 26 8 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

1/26/88 01 08:47 0001 1130

No. 56048