THIS INSTRUMENT WAS PREPARED BY

James L. Fuqua, Jr., Atty., 505 E. Main St., Hendersonville, TN 37075

STATE OF TENNESSEE)
COUNTY OF Davidson)

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $23,000. Maximum principal indebtedness for Tennessee recording tax purposes is $21,000.00.

David R. Wade III

SUBSCRIBED AND SWORN TO BEFORE ME ON 24 MARCH 1988.

Commission Expires 14 JULY 1991.

NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wolfgang R. Schipper 4227 Samoa Dr. Hermitage, Tenn. 37076	SAME	PART OF MAP 4 PARCEL 32 9531 03/25 0101 03CHECK 110.90

INSTALLMENT DEED

BE IT REMEMBERED THAT FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THREE THOUSAND DOLLARS ($23,000) of which $2,000.00 has been paid in cash by Wolfgang R. Schipper and wife, Janice D. Schipper, the receipt of which is hereby acknowledged, and for the remainder Wolfgang R. Schipper and wife, Janice D. Schipper, executed a note payable in 74 equal payments of $382.45 each. The payments contain interest at the rate of 10% per annum.

James I. Caldwell, III and David R. Wade, III, have this day bargained and sold, and by this deed do hereby transfer and convey unto Wolfgang R. Schipper and wife, Janice D. Schipper, their heirs and assigns, certain real estate in Davidson County, Tennessee, as described in Schedule A hereto. Also conveyed is an easement for ingress and egress across land described in Schedule B hereto. The buyers acknowledge that this property does not front a public street or road and that the sole means of ingress and egress is across the easement described in Schedule B. The buyers acknowledge that they have examined the property and are not relying upon any representations other than those contained in this deed. This property is unimproved property.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to Wolfgang R. Schipper and wife, Janice D. Schipper, their heirs and assigns forever. James I. Caldwell, III and David R. Wade, III covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that it is unencumbered. James I. Caldwell, III and David R. Wade, III further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the real estate to Wolfgang R. Schipper and wife, Janice D. Schipper, their heirs and assigns, against the lawful claims of all persons. They make no other warranties of any kind and in particular make no warranties concerning utilities or fitness of the property for a particular purpose except that they have agreed to run a water line from a water meter on Coopertown Road to the property hereby conveyed. Any claims of the grantees concerning

157.29 IDENTIFICATION MAR 25 10 21 AM '88

the water line must be made in writing within four months of the date of this deed. The grantors do not agree to maintain the line.

AND NOW we, Wolfgang R. Schipper and wife, Janice D. Schipper, for the purpose of securing payment of all sums which are part of the consideration or become due in the future due to covenants made by us herein or covenants made by us in the installment-deed-note and for the further consideration of one dollar, to us in hand paid, the receipt of which we hereby acknowledge, Wolfgang R. Schipper and wife, Janice D. Schipper, do hereby transfer and convey unto James L. Fuqua, Jr., TRUSTEE, his successors and assigns the real estate described with the appurtenances, estate, title and interest belonging thereto for the purpose of securing the debt, only.

Wolfgang R. Schipper and wife, Janice D. Schipper, further agree to pay all taxes and assessments thereon, and to pay them when due. If Wolfgang R. Schipper and wife, Janice D. Schipper, fail to do either, then the Trustee, or the lawful owner and holder of the debt may do any or all of these things, and the sums so expended shall be due and payable immediately without notice or demand and shall become a part of the debt secured herein, and shall bear interest from the date of payment at the maximum legal rate.

Now, if Wolfgang R. Schipper and wife, Janice D. Schipper, pay the promissory note above described when due, according to its terms, and pay the taxes, then this trust conveyance shall be of no further force or effect. But if Wolfgang R. Schipper and wife, Janice D. Schipper, fail to pay any installment, principal or interest, on the promissory note promptly when due, or fail to pay taxes, or fail to reimburse the Trustee or lawful owner of the note, with interest, so expended by the Trustee and note holder, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of the promissory note, the entire unpaid balance, principal and interest, due on the note shall immediately become due and payable, without notice or demand, and the Trustee, or his successors in trust, are hereby authorized and empowered to sell the real estate at the Davidson County Courthouse main lobby near the south door to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions of every kind which Wolfgang R. Schipper and wife, Janice D. Schipper, hereby expressly waive. Prior to the sale the Trustee shall give twenty (20) days notice by three publications in any newspaper, daily or weekly published in Davidson County. The Trustee, or his successors in trust, are authorized and empowered to execute and deliver a deed to the purchaser. The holders of debt secured hereby and James I. Caldwell, III and David R. Wade, III may bid at any sale under this trust conveyance. Wolfgang R. Schipper and wife, Janice D. Schipper, agree, that the Trustee may, at any time after default, enter and take possession of the real estate and shall only account for the net rents actually received by him. Wolfgang R. Schipper and wife, Janice D. Schipper, further agree that, in the event the Trustee fails, before selling the real estate, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him of a deed for the real estate.

In case of a sale the proceeds will be applied by the Trustee; first to the payment of all costs, charges and expenses of executing this conveyance and enforcing the lien herein created including a reasonable Trustee's fee and a reasonable attorney's fee for advice for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement or protection of the lien and also the expenses of any such litigation; second to the payment of the promissory note herein secured, and any and all sums expended in the protection of the property; third, the residue, if any, will be paid to Wolfgang R. Schipper and wife, Janice D. Schipper, their representatives or assigns.

In case of the death, absence, inability or refusal to act of the

Trustee at any time when action under this trust may be required, the lawful owner and holder of the lien and 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 Trustee shall be vested in the successor.

The 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.

This property has never been the residence of either grantor. Barbara Wade and Ruth Caldwell join in this agreement to convey their marital interests if any. They have authorized their husbands and attorney's-in-fact to execute this deed by instruments of record in book 6662 page 962 and 7490 page 13 in the Register's Office for Davidson County Tennessee.

IN WITNESS WHEREOF, James I. Caldwell, III and David R. Wade, III and Wolfgang R. Schipper and wife, Janice D. Schipper, have hereunto set their hands this 24th day of March, 1988 and David R. Wade has affixed the signature of Barbara Wade by himself as attorney-in-fact and James I. Caldwell, III has affixed the signature of Ruth Caldwell by himself as her attorney-in-fact.

James I. Caldwell, III

David R. Wade, III

Wolfgang R. Schipper

Janice D. Schipper

Ruth R. Caldwell by James I. Caldwell, III, attorney in fact
Ruth R. Caldwell by James I. Caldwell, III
her attorney-in-fact

Barbara K. Wade by David R. Wade, III, attorney in fact
Barbara K. Wade by David R. Wade, III her
attorney-in-fact

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, JAMES L. FUQUA, JR., a Notary Public in and for said County and State, the within named Wolfgang R. Schipper and wife, Janice D. Schipper, the bargainors, with whom I am personally acquainted, (or proved to 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, on 24 MARCH 1988.

Notary Public

JAMES L. FUQUA, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 14 JULY 1991

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, JAMES L. FUQUA, JR., a Notary Public in and for the above listed County and State, the within named James I. Caldwell, III the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on 24 MARCH 1988.

Notary Public

Commission Expires: 14 JULY 1991

JAMES L. FUQUA, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, JAMES L. FUQUA, JR., a Notary Public in and for the above listed County and State, the within named David R. Wade, III the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on 24 MARCH 1988.

Notary Public

Commission Expires: 14 JULY 1991

JAMES L. FUQUA, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, JAMES L. FUQUA, JR., a Notary Public in and for the above listed County and State, the within named James I. Caldwell III, who represented himself to be attorney-in-fact for Ruth R. Caldwell the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on 24 MARCH 1988.

Notary Public

Commission Expires: 14 JULY 1991

JAMES L. FUQUA, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, JAMES L. FUQUA, JR., a Notary Public in and for the above listed County and State, the within named David R. Wade who

represented himself to be attorney-in-fact for Barbara K. Wade the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on 24 MARCH 1988.

Notary Public

Commission Expires: 14 JULY 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit A
Schedule

BOUNDARY DESCRIPTION

Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 32
James I. Caldwell, III and David R. Wade, III - Owners
Deed Book 7473 Page 663

TRACT 6 - CONTAINING 5.37 ACRES

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050 page 317 in the Register's Office of Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said easterly boundary line, South 0 degrees 44 minutes 00 seconds West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, with said curve and the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681 in said Register's Office, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; Thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33 minutes 00 seconds West 202.23 feet to an iron pin at the **POINT OF BEGINNING;** Thence, severing said Caldwell and Wade property, as follows: South 27 degrees 33 minutes 00 seconds West 180.58 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, an arc distance of 146.48 feet to an iron pin at the point of tangency, North 60 degrees 39 minutes 20 seconds West 106.99 feet to an iron pin, South 77 degrees 32 minutes 40 seconds West 194.85 feet to an iron pin in the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620 page 812 in said Register's Office; Thence, with said easterly boundary line, North 6 degrees 45 minutes 00 seconds West 382.66 feet to an iron pin; Thence, again severing said Caldwell and Wade property, as follows: North 83 degrees 15 minutes 00 seconds East 655.97 feet to an iron pin, South 62 degrees 27 minutes 00 seconds East 106.54 feet to the BEGINNING containing 5.37 acres.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

INSERT EASEMENT DESCRIPTION HERE

This description is based on a field survey completed on March 17, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

CUMMINGS ASSOCIATES - LAND SURVEYORS
635 East Main Street
Hendersonville, TN 37075



Schedule B

BOUNDARY DESCRIPTION

Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 32
James I. Caldwell, III and David R. Wade, III - Owners
Deed Book 7473 Page 663

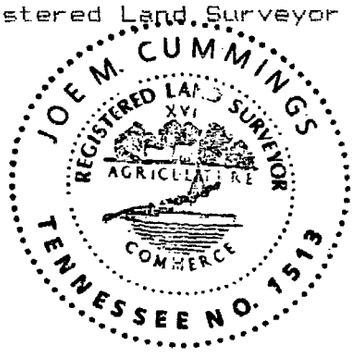
50 Foot Easement for Ingress/Egress

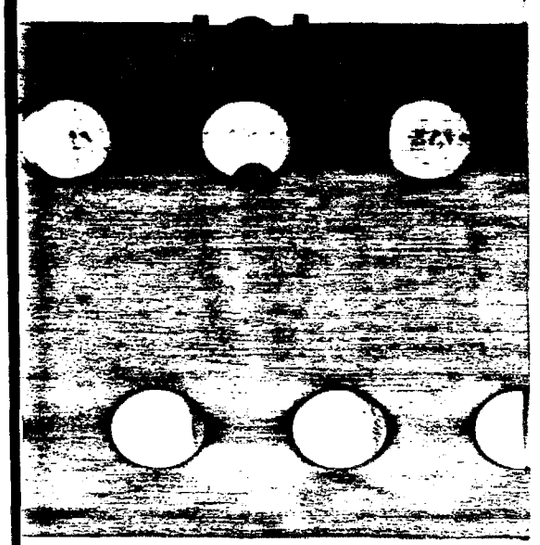
BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet form the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842 page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; Thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; Thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; Thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; Thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; Thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681

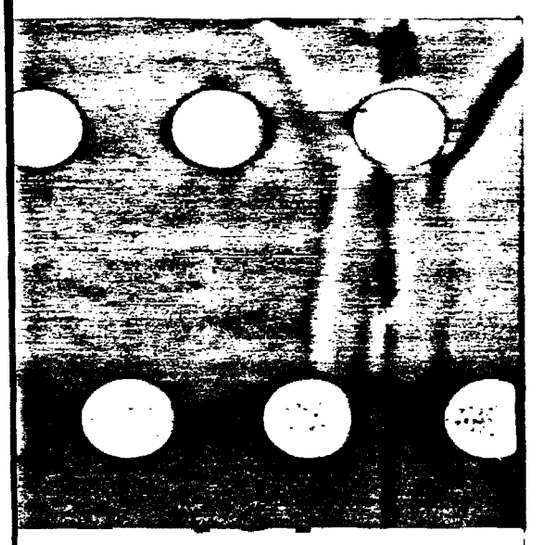
in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; Thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 page 317 in said Register's Office, North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; Thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the BEGINNING.

This description is based on a field survey completed on March 17, 1988 by Joe M. Cummings, Tennesee Registered Land Surveyor No. 1513.

CUMMINGS ASSOCIATES - LAND SURVEYORS
635 East Main Street
Hendersonville, TN 37075







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7499 PAGE 735

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
				DAMT 23000.00
				MAMT 21000.00
				CON TX 64.40
				MOR TX 19.00
				PRFEE 0.50
				WDEED 27.00
				TOTAL 110.90
				CHECK 110.90
			03/25/88 01	10:22 0001 9531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157-29

IDENTIFICATION REFERENCE

MAR 25 10 21 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 74102