prepared by: W.R. Baker

Installment Deed

BOOK 7700 PAGE 802

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline D. Kelly or	The Ashland Company	131-10-49
Judith A. Eggers	(NAME)	
1412 Burton Valley Rd.	P. O. Box 673	16 DA 30704
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Ashland City, Tenn. 37015	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of one hundred twenty-five thousand *Dollars, of which* twenty thousand *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* one hundred five thousand *Dollars,*

Jacqueline D. Kelly and Judith A. Eggers *ha ve executed* their single installment-deed note dated this date and payable to the order of The Ashland Company in a single installment of $402.70 in subsequent monthly installments of $1,306.17 each, the first such installment being due January 1st, 1989, and the remaining installments being due on the 1st day of each succeeding month until the entire amount has been paid in full, including interest at 14% a year, subject to penalties provided in the said note for early payment,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, The Ashland Company,

have this day bargained and sold, and do hereby transfer and convey unto the said Jacqueline D. Kelly or Judith A. Eggers, tenants in common with rights of survivorship, *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows.*

in Davidson County, Tennessee;
Lot No. 104 on the plan of Section II, First Addition, Seven Hills, of record in Book 2663 at page 51 in the Register's office of the said county; the said Lot No. 104, a corner lot, fronting 210.06 feet on the northerly margin of Burton Valley Road and 195.04 feet on the easterly margin of Chalmers Crive, these said frontages being joined by a curve having a length of 40.46 feet, and extending back 202 feet on the northerly line and 177 feet on the easterly line to a point of intersection;
being the same property conveyed to The Ashland Company by deed of record in Book 7549 at page 729 in the Register's office of Davidson County, Tennessee;

Trustors agree to pay taxes directly to the owner and holder of the said indebtedness in escrow on the 1st day of each month beginning December 1st, 1988, and continuing until the said note is paid in full, at the rate of $120 a month for 1989 and thereafter at a monthly rate calculated by the owner and holder of the said note to pay all land taxes and other such charges.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of November 1988

Notary Public

My commission expires: (Affix Seal)

This is unimproved ( ) improved (X) property, known as 1412 Burton VAlley Road, Nashville, 37215 (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 Jacqueline D. Kelly or Judith A. Eggers, tenants in common with rights of survivorship *(successors), heirs and assigns forever.* The Ashland Company covenants that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

it *further covenant and bind* its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jacqueline D. Kelly or Judith A. Eggers *(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 lien 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 Jacqueline D. Kelly or Judith A. Eggers *hereinafter referred to as trustors, hereby transfer and convey unto* W. R. Baker, *Trustee, his successors and 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 $ 125,000.00, *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.*

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 defend 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 14% 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 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, homestead, dower 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 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 any 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 County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

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

Witness its *hand this* 7th *day of* November, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Ashland Company, a partnership, acting by and through the duly authorized officer of its general partner, The Bush Company a Tennessee Corporation, By: Carl Batson president

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THIS INSTRUMENT WAS PREPARED BY:

STATE OF TENNESSEE
COUNTY OF _____

Buyers: Jacqueline D. Kelly & Judith A. Eggers

Personally appeared before me, Teresa Binkley, *a Notary Public in and for said County and State,* Jacqueline D. Kelly & Judith A Eggers

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Davidson, Nashville, *Tennessee, this* 10th *day of* November, *19* 88

Teresa Binkley *Notary Public*

Commission expires May 16, 1990

STATE OF TENNESSEE
COUNTY OF Cheatham

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 105,000.00"

Before me, Teresa Binkley, *a Notary Public of the State and County aforesaid, personally appeared* Carl Batson, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* president *of the* Bush Company a corporation and the general partner of *the within named bargainor, a corporation, and that* he *as such* president, *being authorized so to do, executed the foregoing instrument, for the purpose therein contained, by signing the name of* the bargainor, a partnership by himself as president of its general partner.

Witness my hand and seal, at office in Ashland City, *this* 7th *day of* November, *19* 88

Teresa Binkley *Notary Public*

Commission expires May 16, 1990

4555 11/10 0101 03CHECK 537.45

INSTALLMENT DEED

FROM THE ASHLAND COMPANY

TO JACQUELINE D. KELLY OR JUDITH A. EGGERS

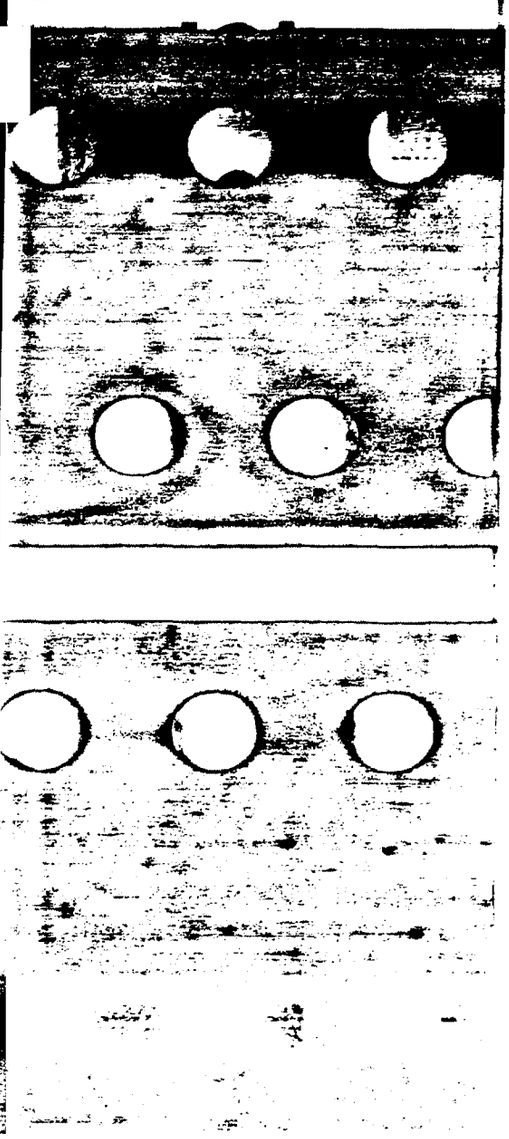
TITLE INSURED BY POLICY NUMBER:

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York



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

CAMT
125000.00
MAMT
105000.00
CON TX 412.50
MOR TX 118.45
PRFEE 0.50
WDEED 6.00
TOTAL 537.45
CHECK 537.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/88 01 11:22 0001 6555

8.45 6 1.

IDENTIFICATION REFERENCE

Nov 10 11 20 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 153127