THIS INSTRUMENT WAS PREPARED BY mail

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 $55,000.00. Maximum principal indebtedness for Tennessee recording tax purposes is $55000.00.

William D. Ramsey

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of February 1990.

Commission Expires 9/28/93

Lori D. Bigelow
NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP #: 052-03-0 PARCEL #: 104 IID 44005
William D. Ramsey 139 LoriLee Drive Gallatin, TN 37072	same	

3338 01/16 0101 03CHECK 252.45

INSTALLMENT DEED

BE IT REMEMBERED THAT FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FIVE THOUSAND DOLLARS ($55,000.00) John V. Botts, a single person, has this day bargained and sold, and by this deed does hereby transfer and convey unto William D. Ramsey and wife, Celeste Ramsey, their heirs and assigns, certain real estate in Davidson County, Tennessee, as described as follows:

Being Lot No. 16 on Block "B" on the Map of Home Acres, not of record, being a revision of the First Subdivision on the 11th District of said County of the property of the Layman Foundation, and described as follows:

Beginning at a point in the westerly margin of Center Street, at the corner of Lots Nos. 15 and 16; thence with the line between said lots, westerly 225 feet to a point at the corner of said lots and of lots Nos. 12 and 13; thence with the line between Los Nos. 12 and 16, southerly 100 feet to the corner of said lots and of Lots Nos. 11 and 17; thence with the line between Lots Nos. 16 and 17; easterly 225 feet to the westerly margin of Center Street; thence with the margin of the same, northerly 100 feet to the beginning.

Being the same property conveyed to John V. Botts and wife, Wilma B. botts by deed from Robert F. Marshall and wife, Katherine B. Marshall of record in Book 4857, page 51, Register's Office for Davidson County, Tennessee. John V. Botts received complete title to the property upon the death of his wife Wilma B. Botts.

This property is improved property known as 608 Center Street, Madison, Tennessee.

No amount of the consideration has been paid in cash by William D. Ramsey and wife, Celeste Ramsey. William D. Ramsey and wife, Celeste Ramsey have executed their note agreeing to pay the grantor in installments of $2,000.00 by 15 January 1990 and $4,000.00 per year for five years commencing 31 December 1990. Commencing one year after the sixth installment, the grantees shall pay $8,000.00 per year until the entire unpaid balance is paid in full. The unpaid balance shall bear interest at the rate of 11.00 per cent per annum (11.00%) The balance of each payment shall be applied to principal.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to William D. Ramsey and wife, Celeste Ramsey, their heirs and assigns forever. John V. Botts covenants that he is lawfully seized and possessed of the real estate in

fee simple, has a good right to convey it, and that it is unencumbered. Taxes for the year 1989 have been prorated between the parties and assumed by William D. Ramsey and wife, Celeste Ramsey.

John V. Botts further covenants and binds himself, his heirs, and representatives to warrant and forever defend the title to the real estate to William D. Ramsey and wife, Celeste Ramsey, their heirs and assigns, against the lawful claims of all persons. John V. Botts warrants that his wife Wilma B. Botts is deceased and that she died while married to him.

AND NOW for the purpose securing payment of all sums which are part of the consideration or become due in the future due to covenants made by William D. Ramsey and wife, Celeste Ramsey herein or covenants made by them in the installment-deed-note and for the further consideration of one dollar, to them in hand paid, the receipt of which they hereby acknowledge, William D. Ramsey and wife, Celeste Ramsey 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.

William D. Ramsey and wife, Celeste Ramsey do hereby agree to keep the real estate described herein and all improvements thereon, insured by a reliable fire insurance company for a sum equal to the debt secured by this installment deed, and to have the loss, if any, made payable on the policy to the Trustee for the use and benefit of the lawful owners and holders of the debt secured hereby, as their interest may appear and to furnish a copy of the policy to the Trustee or his successors.

William D. Ramsey and wife, Celeste Ramsey further agree to keep the improvements on the real estate in good repair and preservation and to pay all taxes and assessments thereon, and to pay them when due. If William D. Ramsey and wife, Celeste Ramsey 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 William D. Ramsey and wife, Celeste Ramsey pay the promissory note above described when due, according to its terms, and pay the taxes, and keep the improvements insured, and keep up repairs, then this trust conveyance shall be of no further force or effect. But if William D. Ramsey and wife, Celeste Ramsey fail to pay any installment, principal or interest, on the promissory note promptly when due, or if they fail to pay taxes, keep up repairs or keep the premises insured, or if William D. Ramsey and wife, Celeste Ramsey 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 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 William D. Ramsey and wife, Celeste Ramsey 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 John V. Botts may bid at any sale under this trust conveyance. William D. Ramsey and wife, Celeste Ramsey 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. William D. Ramsey and wife, Celeste Ramsey 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 William D. Ramsey and wife, Celeste Ramsey, 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 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.

IN WITNESS WHEREOF, John V. Botts and William D. Ramsey and wife, Celeste Ramsey, have hereunto set our hands this 24th day of October, 1989.

John V. Botts

William D. Ramsey

Celeste Ramsey

RECEIVED
JAN 16 2 20 PM 1990
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
9.6.5 9.6.

State of Alabama)
Pike County)
)

Personally appeared Alice T. Loyd before me, a Notary Public in and for said County and State, the within named John V. Botts, the bargainor, with whom I am personally acquainted, (or proved to on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Troy, Alabama, on October 24 1989.

Alice T. Loyd
Notary Public

Commission Expires: 7/1/93

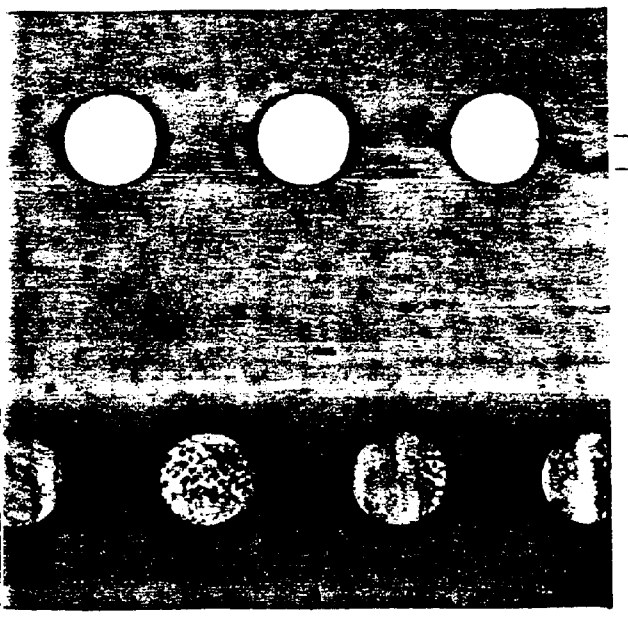
STATE OF TENNESSEE)
SUMNER COUNTY)
)

Personally appeared John D. Lyons before me, a Notary Public in and for said County and State, the within named William D. Ramsey and wife, Celeste Ramsey, 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 Hendersonville, Tennessee, on October 17, 1989.

Lori D. Lyons
Notary Public

Commission Expires: 4/28/93





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

RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 253

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55000.00
MAMT	55000.00
CON TX	181.50
MOR TX	60.95
PRFEE	1.00
WDEED	9.00
TOTAL	252.45
CHECK	252.45

01/16/90 01 14:20 0001 3338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.5 9.6.

IDENTIFT REFERENCE

JAN 16 2 20 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284447