INSTALLMENT DEED BOOK 8481 PAGE 738

FROM

CHARLIE E. ROHRER and wife,
IDA MAI ROHRER

TO

JOSEPH S. DOZIER and wife,
SHERRY J. DOZIER

For draftsman's use

This instrument was prepared by:

STINNETT, WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH S. DOZIER (NAME)	Same (NAME)	55-00-0
4335 Rt. 3 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	027
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

6.0 4 1 4.
IDENTIFIER REFERENCE
Nov 7 1 04 PM '91
FELIX Z. WILSON REGISTER DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

$ 67,908.00 Joseph S. Dozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1991

James H. Stinnett Jr.
Notary Public

MY COMMISSION EXPIRES: 5-24-92

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Sixty Seven Thousand Nine Hundred Eight and no/100 DOLLARS

of which $ 0 , 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 lien note of even date herewith payable to the order of Charlie E. Rohrer and wife, Ida Mai Rohrer, hereinafter referred to as "Payees", the principal sum of Sixty Seven Thousand Nine Hundred Eight and no/100 Dollars ($67,908.00), in 120 monthly installments as follows: On the 15 day of January, 1992, the sum of Six Hundred Eighty Seven and 54/100 Dollars ($687.54) and thereafter the sum of Six Hundred Eighty Seven and 54/100 Dollars ($687.54) on the 15 day of each succeeding month, the last installment, for the sum of Six Hundred Eighty Seven and 54/100 Dollars ($687.54), being due on the 15 day of December, 2002. The installments include interest at the rate of Four per centum (4%) per annum

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.

We, CHARLIE E. ROHRER and wife, IDA MAI ROHRER

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JOSEPH S. DOZIER and wife, SHERRY J. DOZIER

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

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 67,908.00 *

SEE EXHIBIT A

This is unimproved (X) improved ( ) property, known as
(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 representatives, 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 Wm. G. Wilkinson 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 $ ins. val. 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 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 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 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 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 WHERE OF, we, the said grantors and grantees, have hereunto set our hands this the _____ day of November 19 91

Charlie E. Rohrer
CHARLIE E. ROHRER

Ida Mai Rohrer
IDA MAI ROHRER

Joseph S Dozier
JOSEPH S. DOZIER

Sherry J. Dozier
SHERRY J. DOZIER

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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 Charlie E. Rohrer and wife, Ida Mai Rohrer and Joseph S. Dozier and wife, Sherry J. Dozier the 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 Nashville Tennessee, this 7 day of November, 19 91

Betty Curtis, Notary Public.

Commission expires My Commission Expires Jan. 23, 1994

STATE OF TENNESSEE }
COUNTY OF _____ }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, 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 _____

EXHIBIT A

INSTALLMENT DEED

FROM: CHARLIE E. ROHRER AND WIFE, IDA MAI ROHRER

TO: JOSEPH S. DOZIER AND WIFE, SHERRY J. DOZIER

TRACT NO. I: BEING a tract of land in the 1st Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to C. E. Rohrer, et ux in Book 3934, Page 398 R.O.D.C.T more accurately described according to a survey dated 10/28/91 by Tommy E. Walker Tn. Lic. No. 1465 as follows:

BEGINNING at a 40'' beech tree South of Bull Run Creek, said beech being Joseph S. Dozier's Southwesterly corner (DB 6438, Pg 129 R.O.D.C.T.); thence N. 89 13' 41" E., 188.26' to a set iron pin; thence S. 04 04' 10" W., 1273.47 to a set iron pin near a fence line; thence N. 82 25' 57" W., 2149.22' to an existing iron post, said post being the Southeast corner of the Old Bull Run schoolyard and being the Southwest corner of Albert E. Pardue (DB 3256, Pg 017 R.O.D.C.T.); thence with the line of said Pardue N. 52 24' 15" E., 75.95' to a set iron pin; thence N. 52 29' 50" E., 198.09' to a set iron pin; thence N. 70 08' 20" E., 199.35' to a set iron pin; thence N. 64 01' 04" E., 133.20' to an existing iron rod; thence N. 26 22' 36" W., 306.9' to a point on the North side of Bull Run Creek; thence with the North side of said Creek N. 55 02' 38" E., 112.20' to a set iron pin in the center of a ditch; thence with said ditch N. 26 20' 55" W., 174.23' to a set iron pin in the Southerly margin of New Bull Run Road; thence with said margin N. 59 51' 03" E., 418.29' to a point; thence N. 62 16' 59" E., 817.41' to a set iron pin, said pin being the Northwest corner of a cemetery; thence now leaving said margin with the line of said cemetery S. 17 31' 28" E., 65.00' to a set iron pin; thence N. 62 16' 59" E., 407.00' to a set iron pin in the West line of said Dozier; thence with said Dozier S. 17 31' 28" E., 546.65' to the point of beginning containing 55.26 acres more or less.

TRACT NO. II: BEING a tract of land in the 1st Councilmanic District of Davidson County Tennessee and being a portion of that property conveyed to C. E. Rohrer, et ux in Book 3934, Page 398 R.O.D.C.T. more accurately described according to a survey dated 10/28/91 by Tommy E. Walker Tn. Lic. No. 1465 as follows:

INSTALLMENT DEED

FROM: CHARLIE E. ROHRER AND WIFE, IDA MAI ROHRER

TO: JOSEPH S. DOZIER AND WIFE, SHERRY J. DOZIER

BEGINNING at an iron pin in the North margin of Bull Run Road said pin being the most Southeasterly corner of the herein described tract and being the most Southwesterly corner of E. M. Culver, et al property (DB 4745, Pg 534 R.O.D.C.T.); thence with said margin S. 62 16' 59" W., 604.71' to a set iron pin near a ditch; thence now leaving said margin with a new line N. 11 58' 13" W., 1052.57' to a 24" walnut tree on the East side of a branch; thence N. 87 32' 41" E., 538.97' to an existing iron pin at the base of a 30" oak tree; thence S. 15 36' 09" E., 801.02' to the point of beginning containing 11.85 acres more or less.

BEING a part of the same property conveyed to Grantors by deed of record in Book 3934, Page 398, Register's Office for Davidson County, Tennessee.

7442 11/07 0101 03CHECK 340.03

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

RECEIVED OF _____

FOR _____

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CO CONVEYANCE
MO MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	67908.00
			MAMT	67908.00
			CON TX	251.23
			CON TX	75.80
			PRFEE	1.00
			MDEED	12.00
			TOTAL	340.03
			CHECK	340.03
11/07/91	01		13:06 0001	7442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.04 1.4

IDENTIFICATION REFERENCE

Nov 7 1 04 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

VOID

			CON TX	75.80
			MOR TX	75.80
			TOTAL	0.00
			CHECK	0.00
11/07/91	01		13:07 0001	7443

7443 11/07 0101 03CHECK 0.00

No. 474575