BOOK 9014 PAGE 71

INSTALLMENT DEED

FROM

CHESTER LEROY DUNCAN and wife,

MARY LOUISE DUNCAN

TO

ROBERT E. SELLERS and wife,

BETTY J. SELLERS

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
Robert E. Sellers et ux (NAME)	Same (NAME)	Map 39
2418 Old Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 75 and
Ashland City, TN 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	178

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

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

$59,000.00 Robert E. Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 1993

James H. Stinnett, Jr.
Notary Public

MY COMMISSION EXPIRES: 4-30-96
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of --Fifty Nine Thousand and 00/100---------- ----------($59,000.00)---------- DOLLARS

of which $5,000.00 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 lien note of even date herewith, payable to the order of CHESTER LEROY DUNCAN and wife, MARY LOUISE DUNCAN, in the principal sum of $54,000.00, payable in monthly installments of $450.00 each, beginning August 12, 1993, with a like sum of $450.00 on the 12 day of each consecutive month thereafter, until paid in full. Said note bears no interest.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $54,000.00;

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, Chester Leroy Duncan and wife, Mary Louise Duncan

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Robert E. Sellers and wife, Betty J. Sellers

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

3700 07/14 0101 03CHECK 291.10

(SEE ATTACHED SHEET FOR DESCRIPTION OF PROPERTY)

93 JUL 14 PM 12:14
PEGGY A. HAGGARD REGISTER
DAVIDSON COUNTY, TN.

40889
IDENTIF. & REFERENCE

unimproved ( )
This is 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 $ insub. value 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 12 day of July 1993.

Robt E. Sellers
Betty J Sellers

Chester Leroy Duncan
Mary Louise Duncan

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester Leroy Duncan and wife, Mary Louise Duncan, AND Robert E. Sellers and wife, Betty J. Sellers 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 Ashland City Tennessee, this 12 day of July, 1993.

James W. Stinnett, Notary Public.

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 4-30-96

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 _____

*Wm. G. Wilkinson, Trustee
106 Frey Street
Ashland City, Tennessee 37015

INSTALLMENT DEED

BOOK 9014 PAGE 73

FROM: Chester Leroy Duncan et ux
TO: Robert E. Sellers et ux

Tract No. 1: Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E. R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc., as follows: **BEGINNING** at an iron stake in the northerly margin of State Highway 112, being Clarksville Highway; thence North 29 degrees 55 minutes 20 seconds East 348.47 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 64.78 feet to an iron stake; thence 304.06 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 216.71 feet to the point of beginning, **containing 1.01 acres, more or less.**

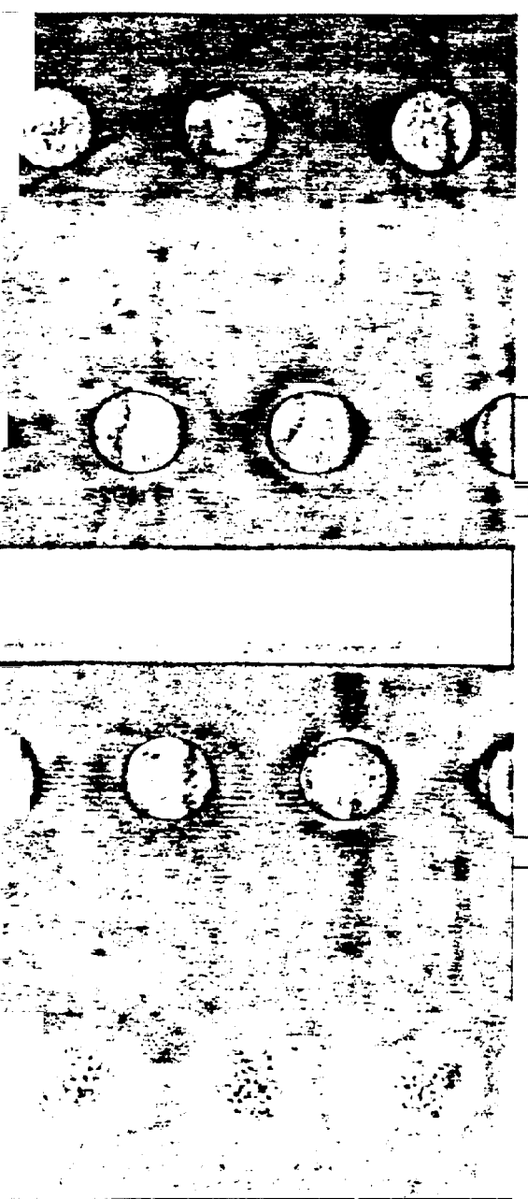
Tract No. 2: Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E. R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc., as follows: **BEGINNING** at an iron stake in the northerly margin of State Highway 112, 216.71 feet from the iron stake set out as the beginning point in Tract No. 1; thence along the boundary line of Tract No. 1, 304.06 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 110.88 feet to an iron stake; thence 282.31 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 115.01 feet to the point of beginning, **containing 0.75 acres, more or less.**

BEING a part of the same property conveyed to Chester Leroy Duncan and wife, Mary Louise Duncan, by deed from James W. Robertson, Imogene F. Robertson, C. T. Neal, Jr. and C. T. Neal, III, of record in Book 5674, Page 435, Register's Office for Davidson County, Tennessee.

Tract No. 3: A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Eighty-Four Hundredths (84/100) acres, lying in the 14th Civil District of said County, and described according to a survey made by Southern Land Surveyors, Inc., dated July 5, 1967, as follows: **BEGINNING** at an iron stake in the easterly margin of Clarksville State Highway No. 112, at the southwest corner of the land herein described; thence with the margin of the same, North 35 degrees 30 minutes West 38 feet to an iron stake; thence leaving said Highway, North 20 degrees 12 minutes East 93.55 feet; North 26 degrees 59 minutes West 134 feet to an iron stake; thence North 45 degrees 59 minutes 20 seconds East 202.96 feet to an iron stake; thence South 45 degrees 28 minutes 20 seconds East 110 feet to an iron stake; thence South 29 degrees 55 minutes 20 seconds West 348.47 feet to the point of beginning.

BEING the same property conveyed to Mary Louise Duncan, by deed from Eddy Zane Ray and wife, Deborah Louise Ray, of record in Book 7817, Page 185, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.



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

RECEIVED OF _____

FOR _____

BOOK 9014 PAGE 74

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 59000.00
MAMT 54000.00
CON TX 218.30
MOR TX 59.80
PRFEE 1.00
TDEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FCRK CO
TDEED 12.00-
WDEED 12.00
TOTAL 291.10
CHECK 291.10

07/14/93 01 12:14 0001 3700

40889
IDENTIF. # REFERENCE

93 JUL 14 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 0674113