MAXIMUM PRINCIPAL INDEBTEDNESS
FOR TENNESSEE RECORDING TAX
PURPOSES IS $45,000.00.

THIS INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 Sycamore Street
Ashland City, TN 37015

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INSTALLMENT DEED

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FROM: VEATRICE WHITE — MAP 67, PARCEL 69

TO: TERRY W. WHITE (NEW OWNER)
5201 OLD HYDES FERRY PIKE
NASHVILLE, TENNESSEE 37218

SEND TAX STATEMENTS TO SAME
TERRY W. WHITE (NEW OWNER)
SAME ADDRESS

FOR AND IN CONSIDERATION OF the sum of NINETY FIVE THOUSAND AND NO/100 ($95,000.00) DOLLARS, of which $50,000.00 has been paid in cash by the Grantee as down payment hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed a joint promissory note in the principal sum of $45,000.00, together with interest at the rate of zero% per annum and payable to the order of Veatrice White 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, VEATRICE WHITE, hereinafter called the GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto TERRY W. WHITE, herein called GRANTEE, his heirs and assigns, certain real estate situated in the 13th District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the center of the Old Hydes Ferry Pike, being the Northeast corner of the three acres owned by Glenn White, and running from said beginning point with the center of the pike North 62 degrees, east 361 feet, to a point; thence continuing with the center of the Pike, north 70 degrees east 214 feet to a point, the center of a culvert under said road; thence leaving the Pike and running on a line parallel to White's east boundary South 8 degrees West 800 feet, to the center of Sulphur Creek; thence down the creek with its meanders about 560 feet, to a point where Glenn White's line intersects the creek, thence with his boundary line approximately North 18 degrees East 100 feet, more or less to a fence post; thence with White's boundary line, and along a fence North 8 degrees East 506 feet to the beginning containing 9 acres, more or less.

Being the same tract conveyed to Glenn White and wife Beatrice (sic) Martin White of record at Book 1296, Page 264, Office for Davidson County, Tennessee. Veatrice is the proper spelling of Veatrice Martin White's name; they are one and the same person.

BEGINNING at a point on the north bank of Sulphur Creek, said point being the southeast corner of the Glen White property as of record in Book 1296, Page 264, said Register's Office; thence North 8 degrees East 520 feet along the southeast boundary of the said Glen White property to a point 280 feet South 8 degrees 00' West of Old Ashland City Highway; thence South 87 degrees 30' East 75 feet to a point; thence South 12 degrees 58' West 500 feet to a point on the north bank of Sulphur Creek; thence with a survey line (the property line is the center of Sulphur Creek) south ___degrees___minutes west 220 feet to a point; thence south 87 degrees west 190 feet to the point of beginning, containing 3.02 acres, more or less. And being the same property conveyed to Glen White and wife Veatrice White at Book 4726, page 337, Register's Office for Davidson County, Tennessee.

This property is the remaining property conveyed to Glenn White and Veatrice White from above deeds and comprises 12.02 acres and is identified in the assessor of property records as LA01m-067-00-0-069.00.

Glenn White is deceased leaving Veatrice White as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said Grantees herein do transfer and convey unto Jimmy P. Lockert, 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 a least the sum of insurable amount 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 full force, 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 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 Courthouse 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 conveyance. We agree that the Trustee, may at anytime, 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 delivery to him by the Trustee of a deed of 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 advise 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 line; 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 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 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 Cheatham 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 WHEREOF, we, the said Grantors and Grantees, have hereunto set our hands this the 29th day of August, 1994.

Veatrice White
VEATRICE WHITE

Terry W. White
TERRY W. WHITE

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 VEATRICE WHITE AND TERRY W. WHITE, the bargainor, 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 the 29th day of August, 1994.

Jimmy P. Lockert
NOTARY PUBLIC

My Commission Expires: 10/1/96

J. P. LOCKERT * NOTARY PUBLIC * TENN. CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

Terry W. White
AFFIANT

Subscribed and sworn to before me, this the 29th day of August, 1994.

Jimmy P. Lockert
NOTARY PUBLIC

My Commission Expires: 10/1/96

J. P. LOCKERT * NOTARY PUBLIC * TENN. CHEATHAM COUNTY

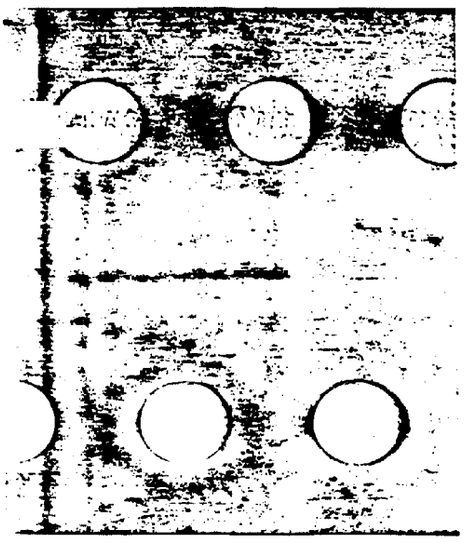
THIS DEED PREPARED FROM INFORMATION OF PRIOR DEEDS FURNISHED BY GRANTOR.

NAME AND ADDRESS OF TRUSTEE IS JIMMY P. LOCKERT, 105 Sycamore St. Ashland City, Tennessee 37015

92503
IDENTIF. & REFERENCE

94 SEP 20 P1:12:46
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0187 09/20 0101 03CHECK 413.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 183

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 95000.00
				MAMT 45000.00
				CON TX 351.50
				MOR TX 49.45
				PRFEE 1.00
				WDEED 12.00
				TOTAL 413.95
				CHECK 413.95
09/20/94	01		12:44 0001	0187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92503
IDENTIF. # REFERENCE

94 SEP 20 PM 12:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 836494