THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

FILE NO.: N.A.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jamie Miller
#4 Ligon Avenue
Nashville, Tn 37207

SEND TAX BILLS TO:
Same

MAP: 45
PARCEL: 8

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of Ten Thousand Six Hundred and 00/100 Dollars ($10,600.00) of which $600.00 has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said Grantee has executed his promissory lien note of even date herewith, payable to the order of HOMER J. TIDWELL, JR. and wife, BARBARA TIDWELL, in the principal sum of $10,000.00, payable in 96 monthly installments of $152.00 each, beginning May 19, 1997, with a like sum on the 19th day of each consecutive month thereafter, until June 19, 2005, when the final installment shall be due and payable. Said monthly installments include interest at the rate of 10% 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, HOMER J. TIDWELL, JR. and wife, BARBARA TIDWELL, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto JAMIE MILLER, unmarried, hereinafter called Grantees, their heirs and assigns, certain real estate located in the 14th Civil District of Davidson County, Tennessee, as follows:

BEING Tract No. 18 of the Dawson Property, and more particularly described as follows: BEGINNING at an iron pin, Philip D. Campbell's northeast corner, as described in a deed of record in Book 6179, Page 725, Register's Office for Davidson County, Tennessee; thence with Campbell's north line, North 80 degrees 25 minutes 59 seconds West 668.89 feet to a point in the centerline of a 50 foot ingress and egress easement, passing through an I.P. and M.F.P. offset at 29.74 feet; thence with the centerline of said easement, North 42 degrees 21 minutes 22 seconds East 42.44 feet; North 54 degrees 38 minutes 13 seconds East 236.62 feet; North 65 degrees 33 minutes 50 seconds East 660.07 feet; North 65 degrees 33 minutes 50 seconds East 80 feet; North 53 degrees 03 minutes 11 seconds East 332.25 feet; North 55 degrees 43 minutes 42 seconds East 103.73 feet; North 82 degrees 38 minutes 19 seconds East 138.20 feet; South 75 degrees 40 minutes 23 seconds East 134.02 feet; South 52 degrees 06 minutes 57 seconds East 103.27 feet; South 28 degrees 00 minutes 06 seconds East 129.83 feet; and South 12 degrees 59 minutes 40 seconds East 89.97 feet to a point in the east line of the tract herein described; thence South 1 degree 49 minutes 19 seconds West 115 feet to an iron pin; thence South 66 degrees 12 minutes 16 seconds West 1027.44 feet to the beginning, containing 14.554 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

BEING a part of the same property conveyed to Homer J. Tidwell, Jr. and wife, Barbara Tidwell, by deed from Jeffrey Wrenn McLaughlin and wife, Amanda T. McLaughlin, of record in Book 8856, Page 784, Register's Office for Davidson County,

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

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 note or notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said note or notes, as it matures, 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, Attorney at Law, 106 Frey Street, Ashland City, Tennessee 37015**, 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 with some reliable fire insurance company or companies for at least the sum of $insb. value until the note or 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 note or 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 note or 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 note or 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 note or 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 note or notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said note or notes, within thirty (30) 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 note or notes, or any of said note or notes then past due and unpaid, all remaining unpaid note or 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 (20) 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, 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 note or 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 sum 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 note or 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 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.

Maximum principal indebtedness for Tennessee recording tax purposes is $10,000.00.

IN WITNESS WHEREOF, we, the said Grantors and Grantee, have hereunto set our hands this the 19th day of April, 1997.

GRANTORS:

HOMER J. TIDWELL, JR.

BARBARA TIDWELL

GRANTEE:

JAMIE MILLER

****

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 **HOMER J. TIDWELL, JR.** and wife, **BARBARA TIDWELL**, the bargainors, with whom I am personally acquainted (or proved to me 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 Ashland City, Tennessee, this 19th day of April, 1997.

Notary Public

JEAN H. BUCK NOTARY PUBLIC TN CHEATHAM COUNTY

My Commission Expires: 4-9-2000

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 **JAMIE MILLER**, the bargainor, with whom I am personally acquainted (or proved to me 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 Ashland City, Tennessee, this 19th day of April, 1997.

Jean H. Buck
Notary Public

JEAN H. BUCK NOTARY PUBLIC CHEATHAM COUNTY, TN.

My Commission Expires: 4-9-2000

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $10,600.00.

Jamie Miller
Affiant

Subscribed and sworn to before me, this the 19th day of April, 1997.

Jean H. Buck
Notary Public

JEAN H. BUCK NOTARY PUBLIC CHEATHAM COUNTY, TN.

My Commission Expires: 4-9-2000

0439664
IDENTIF. & REFERENCE

98 MAY 19 AM 9:23
DAVIDSON COUNTY, TN.

MAIL ENV.

9172 05/19 0101 03CHECK 65

jb:Miller.dee

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

RECEIVED OF _____

FOR _____ BOOK 10937 PG 145

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 10600.00
MAMT 1000.00
ERR CO
MAMT 1000.00-
MAMT 10000.00
CON TX 39.22
MOR TX 9.20
PRFEE 1.00
TDEED 16.00
ERR CO
MDEED 16.00-
MDEED 16.00
TOTAL 65.42
CHECK 65.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/98 01 09:25 0001 9172

0439664
IDENTIF. # REFERENCE
98 MAY 19 AM 9:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1295159