THIS INSTRUMENT WAS PREPARED BY:
James L. Fuqua, Jr., Atty., 105 Hazel Path Mansion, Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The Actual Consideration or Value, Whichever is Greater, For This Transfer is $75,000.00.
The maximum principal indebtedness for Tennessee Recording Tax purposes is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 1999.

NOTARY PUBLIC

Commission Expires 6/29/2003

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
David and Sharon Reed 121 Grove Lane South Hendersonville, TN 37075	NEW OWNER	MAP: PARCEL:

INSTALLMENT DEED

BE IT REMEMBERED that David A. Reed and wife, Sharon N. Reed, Grantees, and Retha A. Hancock, Grantor, have done the following:

WARRANTY DEED PORTION:

1. Retha A. Hancock hereby sells, transfers and conveys to David A. Reed and wife, Sharon N. Reed, certain land described in paragraph 4 in exchange for Seventy-Five Thousand and 00/100's ($75,000.00) Dollars.

2. David A. Reed and wife, Sharon N. Reed, agree to execute a Promissory Note in the amount of Seventy-Five Thousand and 00/100's ($75,000.00) payable to Retha A. Hancock.

3. Description:

   Land in Davidson Co., being Lot No. 240 on the Final Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

   Lot No. 240 fronts 75 feet on the southerly side of Dellway Drive and extends back 341.9 feet on the westerly line and 354.8 feet on the easterly line to a dead line in the rear measuring 76.4 feet thereto.

   Being the same property conveyed to Marshall Hancock and wife, Retha A. Hancock, by deed from Leona W. Demonbreun of record in Book 3828, page 181 Register's office for Davidson County, Tennessee. Marshall Hancock having since died.

4. David A. Reed and wife, Sharon N. Reed, their heirs and assigns, shall have and hold the real estate with the appurtenances, estate, title and interest thereto forever.

5. Retha A. Hancock covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that it is unencumbered.

6. Taxes for the year 1999 have been prorated between the parties and assumed by David A. Reed and wife, Sharon N. Reed.

7. Retha A. Hancock further covenants and binds herself, her heirs, and representatives to warrant and forever defend the title to the real estate to the grantees, their successors and assigns against the lawful claims of all persons.

DEED OF TRUST PORTION:

8. For the purpose of securing payment of all sums which are part of the consideration or become due in the future due to covenants made by David A. Reed and wife, Sharon N. Reed, herein or covenants made by Retha A. Hancock in the installment-deed-note and for the further consideration of one dollar, to Retha A. Hancock in hand paid, the receipt of which Retha A. Hancock hereby acknowledges David A. Reed and wife, Sharon N. Reed, hereby transfer and convey unto James L. Fuqua, Jr., Attorney at Law, 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. The address of the Trustee is 105 Hazel Path Mansion, Hendersonville, Tennessee 37075.

9. David A. Reed and wife, Sharon N. Reed, 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.

10. David A. Reed and wife, Sharon N. Reed, 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 David A. Reed and wife, Sharon N. Reed, 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.

11. The parties agree that if David A. Reed and wife, Sharon N. Reed, 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 David A. Reed and wife, Sharon N. Reed, 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 David A. Reed and wife, Sharon N. Reed, 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 David A. Reed and wife, Sharon N. Reed, 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 Retha A. Hancock may bid at any sale under this trust conveyance. David A. Reed and wife, Sharon N. Reed, 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. David A. Reed and wife, Sharon N. Reed, 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.

12. 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 David A. Reed and wife, Sharon N. Reed, their representatives or assigns.

13. 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.

14. 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.

Our signatures below signify our actions and deeds:

Retha A. Hancock

David A. Reed

Sharon N. Reed

State of Tennessee
County of Sumner

On this 8th day of October, 1999, before me personally appeared Retha A. Hancock to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission Expires: 6/29/2003.

State of Tennessee
County of Sumner

On this 8th day of October, 1999, before me personally appeared David A. Reed and wife, Sharon N. Reed, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission Expires: 6/29/2003.

0645644
SCANNED REFERENCE
99 OCT 12 PM 1:32
REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11699 PAGE 574

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0645644

IDENTIFICATION REFERENCE

99 OCT 12 PM 1:32

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526705