ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Won Chung	Same	149-8-50
(NAME:)	(NAME:)	20-25295
299 Elysian Field Rd, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149-8-52
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	20-36640

INSTALLMENT DEED

For and in consideration of FIVE HUNDRED FIFTY THOUSAND AND NO/100 ($550,000.00) DOLLARS, of which FIFTY THOUSAND AND NO/100 ($50,000.00) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged and for the remainder FIVE HUNDRED THOUSAND AND NO/100 ($500,000.00) DOLLARS, Christopher Won Chung and wife, Mi Sun Chung has executed two installment deed notes payable to the order of Charles H. Turner and wife, Virginia W. Turner; one note in the principal amount of $40,000.00 plus 11% interest due and payable March 1, 1983, this note shall not be prepaid; one note in the principal amount of $ 266,164.75 payable in 120 monthly payments with the first payment of $ 2,747.35 shall be due and payable April 1, 1982 and thereafter on the same day of each succeeding month alike amount for a total of 119 payments and with the entire balance being due and payable March 1, 1992. In addition thereto an annual payment shall be made each year of $7,000.00 beginning March 1, 1983 until said note has been paid in full. Said note bears interest at the rate of 11% per annum and is included in said payments. If maker of said note desires to make additional payments on said note, the additional payment shall be made during the month of January only of each year.

Christopher Won Chung and wife, Mi Sun Chung agrees to assume and pay the indebtedness owed Metropolitan Federal Savings & Loan Association secured by instrument as of record in Book 5164, page 208, Register's Office for Davidson County, Tennessee and as amended and to make said payments on or before the 10th day of each succeeding

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

month, beginning with April, 1982 until said indebtedness has been paid in full. Said monthly payments shall be made by check payable to the order of Metropolitan Federal Savings & Loan Association and Charles H. Turner, Trustee at 4730 Lebanon Road, Hermitage, TN 37076. The amount owing to Metropolitan Federal Savings & Loan Association is $ 180,177.35 .

The said Charles H. Turner, Trustee, is acting as agent only, and shall endorse said check and deliver same to Metropolitan Federal Savings & Loan Association on or before the 15th day of each month. Charles H. Turner, Trustee has no interest in said payments except as agent and to insure that the same is paid each month, and for the balance owed on the above described purchase price.

Christopher Won Chung and wife, Mi Sun Chung agrees to assume and pay the indebtedness owed to Fidelity Federal Savings & Loan Association secured by an instrument of record in Book 4344, page 909, Register's Office for Davidson County, Tennessee and as amended and to make said payments on or before the 10th day of each succeeding month, beginning with April, 1982 until said indebtedness has been paid in full. The amount owed to Fidelity Federal Savings & Loan Association is $ 13,659.91 . Said monthly payments shall be made by check payable to the order of Fidelity Federal Savings & Loan Association and Charles H. Turner, Trustee at 4730 Lebanon Road, Hermitage, TN 37076. The said Charles H. Turner is acting as agent only and shall endorse said check and deliver same to Fidelity Federal Savings & Loan Association on or before the 15th day of each month. Charles H. Turner, Trustee has no interest in said payments, except as agent and to insure that the same is paid each month.

This property is encumbered a first mortgage as evidenced by instruments of record in Book 5164, page 208 and Book 4344, page 909, Register's Office for Davidson County, Tennessee. It is agreed if any default shall occur in said indebtedness the holder of the debt herein secured may either declare said debt due and payable or he may advance such payments as may be in default on said mortgage and charge or treat the same so advanced as a part of the debt herein secured.

It is agreed by all parties hereto that the indebtedness described in this instrument shall not be assumed by other parties without written approval of the holder of this note, and in the event the above described property is sold or conveyed, then at the option of the holder of said indebtedness, the entire indebtedness shall become due and payable.

Said notes providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney's fees, a lien is expressly retained on the land herein conveyed, CHARLES H. TURNER and wife, VIRGINIA W. TURNER, have this day bargained and sold, and do hereby transfer and convey unto the said CHRISTOPHER WON CHUNG and wife, MI SUN CHUNG, their heirs and assings, certain real estate in Davidson County, Tennessee as follows:

> Tract No. I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Turner Commercial Park as of record in Book 4350, page 153, said Register's Office to which reference is hereby made for a more particular description thereof.
>
> Being part of the same property conveyed to Charles H. Turner by deed from Davidson County, Tennessee, as of record in Book 3283, page 461; by deed from Roy Hibbett, et al of record in Book 4086, page 631; and by deed from Virginia W. Turner, as of record in Book 4536, page 488, said Register's Office.

Tract No. II: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 2 and 3 of Turner Commercial Park as of record in Book 4885, page 108, said Register's Office to which reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to Charles W. Turner by deed from Davidson County, Tennessee, as of record in Book 3283, page 461; by deed from Roy Hibbett, et al of record in Book 4086, page 631; and by deed from Virginia W. Turner as of record in Book 4536, page 488, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 550,000.00

Subscribed and sworn to before me, this the 1 day of March 1982

My commission expires: 10-17-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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, except 1982 taxes which have been prorated and shall be paid by the buyer, and as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto ...Phillip Saindon....., *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $.....insurable value....., *or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said

property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

BOOK 5856 PAGE 306

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1 *day of* March *19* 82

G8 1 3 6 1

IDENTIF. REFERENCE

MAR 1 12 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Charles H. Turner

Virginia W. Turner

Christopher W. Chung

Mi Sun Chung

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Charles H. Turner and wife, Virginia W. Turner and Christopher Won Chung and wife, Mi Sun Chung

*the within named bargainor*S*, 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* 1st *day of* March, *19* 82

Dewey W. Pedigo
Notary Public

DEWEY W. PEDIGO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-17-82

Notary Public at large

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5856 PAGE 307

FOR

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
			560000.00-	CO
			30616[illegible].75-	MO
			1430.00	CO TX
			304.20	MO TX
			.50	PRFEE
			10.00	MORTG
				CHECK 1749.70-
			4651A03/01/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G81361

T
IDENTIF. REFERENCE

MAR 1 12 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869096