INSTALLMENT DEED

New Owner:	Send Tax Bills To:	Map & Parcel Number:
Andrew B. Carlsen and wife, Barbara J. R. Carlsen 4333 Chickering Lane Nashville, Tennessee	Same	Map 144-13 Par 11 and 22

GRANTOR MAKES THE CONVEYANCE HEREUNDER TO BUYER FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty-Five Thousand ($525,000.00) Dollars of which Three Hundred Thousand ($300,000.00) Dollars has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining Two Hundred Twenty-Five Thousand ($225,000.00) Dollars, Andrew B. Carlsen and wife, Barbara J. R. Carlsen (herein sometimes called "Buyer") has executed his promissory note to Grantor in the amount of Two Hundred Twenty-Five Thousand ($225,000.00) Dollars of even date herewith secured by this installment deed, said note bears interest at the rate of twelve percent (12%), interest to be paid monthly, said note and the terms thereof being incorporated herein as fully as though copied herein verbatim. The parties agree that Buyer may not sell, encumber, transfer or convey this property without the express written consent of Grantor and in the event Buyer does sell, encumber, transfer or convey this property either by unrecorded contract or recorded conveyance, the entire unpaid balance of the note secured hereby together with all accrued interest thereon shall become due and payable. To secure the payment of this promissory note, principal, interest and attorney's fees as set forth therein, a lien is expressly retained on the land herein conveyed.

Harry G. Browne ("Grantor") has this day bargained and sold and does hereby transfer and convey unto the said Buyer, his heirs and assigns, real estate located in the _____ Civil District of Davidson County, Tennessee more particularly described on Exhibit A hereto.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to the real estate to the said Buyer, his heirs and assigns against the lawful claims of all persons. Grantor and his spouse are residents of the State of Nevada.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Buyer, his heirs and assigns forever and Grantor covenants that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that same is unencumbered except as noted in Exhibit A.

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 installments thereof, as they mature as hereinafter provided; and for the consideration of One Dollar ($1.00) paid in cash receipt of which is hereby acknowledged, the said Andrew B. Carlsen and wife, Barbara J. R. Carlsen, hereinafter referred to as Trustor, hereby transfers and conveys unto William E. Martin, Trustee, his successors and assigns, the real estate hereinbefore described and described on Exhibit A hereto with the appurtenances, estate, title and interest thereto for the purpose of securing the payment of the note hereinabove referred to.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said Trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any 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 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 Trustor 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 ten (10%) percent

interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor 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, Trustor fails 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 (30) 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 (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 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 any 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 Trustor, his 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 "Buyer" and "Trustor" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF, the parties to this instrument have signed their names this the 26th day of Aug., 1982.

ANDREW B. CARLSEN

BARBARA J. R. CARLSEN

HARRY G. BROWNE by W. E. Barton attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrew B. Carlsen and wife, Barbara J. R. Carlsen, with whom I am personally acquainted, and who made oath that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of Aug., 1982.

Notary Public

My Commission Expires: 10/15/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry G. Browne, with whom I am personally acquainted, and who made oath that he has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1982.

Notary Public

My Commission Expires: 1-25-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5931 PAGE 707

The actual consideration for this transfer, or value of property, whichever is greater, is $525,000.00.

Barbara K. Carlton
AFFIANT

Sworn to and subscribed before me this 26th day of Aug., 1982.

Doris W. Perkins
Notary Public

My Commission Expires: 10/15/85

THIS INSTRUMENT PREPARED BY:

Harwell Barr Martin & Sloan
A Professional Corporation
P.O. Box 2960
Nashville, Tennessee 37219
(615) 256-0500

EXHIBIT A

Land in Davidson County, Tennessee, being the northern one-half of Lot No. 26 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, Register's Office for said County.

Said northern one-half of Lot No. 26 fronts 122.15 feet on the westerly side of Chickering Lane, and runs back 531.8 feet on the northerly line and 528.5 feet more or less on the southerly line to a dead line in the rear measuring 137.5 feet thereon.

Being the same property conveyed to Harry Gray Browne, M.D. by deed from Sarah Sharp Taylor of record in Book 4155, Page 28, Register's Office for Davidson County.

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, Register's Office for said County, and more particularly described as follows:

Lot No. 27 fronts 252 feet on the westerly side of Chickering Lane and runs back 571.4 feet on the northerly line and 531.8 feet on the southerly line to a dead line in the rear measuring 271.6 feet thereon.

The above property is subject to the following: (1) 1982 Metropolitan Government taxes - a lien but not yet due and payable (FH 03753 - $1,706.99) (FH 03750 - $344.40); (2) Ten-foot easement for public utilities, anchor easement and conditions of owner's certificate, as shown on plan of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee; (3) Restrictive covenants contained in an instrument executed by Campbell Realty, Inc., et al, dated October 3, 1958, filed October 21, 1958, and recorded in Book 2810, Page 5, Register's Office for Davidson County, Tennessee, as amended by an instrument dated May 27, 1960, filed, June 17, 1960, and recorded in Book 3096, Page 210, Register's Office for Davidson County, Tennessee; (4) Written consent of the Committee described in the instrument of record in Book 2810, Page 5, in 3 above, must be obtained as to sale of premises.

EXHIBIT B
To Installment Deed
CONSENT

The undersigned is a member of the Committee described in Section 1 of the Restrictions applicable to Chickering Estates Subdivision, as described in an instrument of record in Book 2810, Page 5, Register's Office of Davidson County, Tennessee. The undersigned hereby consents to the sale of property known as 4333 Chickering Lane (house and the northern one-half of Lot 26 and Lots 27 and 28), the northern one-half of Lot 26 and all of Lot 27 from Dr. Harry Gray Browne to Andrew B. Carlsen and wife, Barbara J. R. Carlsen, and all of Lot 28 from Dr. Harry Gray Browne to Cardiovascular Physicians, P.C. Pension Plan Trust Account, and the undersigned hereby waives the right of first refusal set forth in Section 13 of said Restrictions.

Vernon Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Vernon Sharp, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this 24 day of August, 1982.

Notary Public

My Commission Expires: 10-15-83

EXHIBIT C
To Installment Deed

CONSENT

The undersigned is a member of the Committee described in Section 1 of the Restrictions applicable to Chickering Estates Subdivision, as described in an instrument of record in Book 2810, Page 5, Register's Office of Davidson County, Tennessee. The undersigned hereby consents to the sale of property known as 4333 Chickering Lane (house and the northern one-half of Lot 26 and Lots 27 and 28), the northern one-half of Lot 26 and all of Lot 27 from Dr. Harry Gray Browne to Andrew B. Carlsen and wife, Barbara J. R. Carlsen, and all of Lot 28 from Dr. Harry Gray Browne to Cardiovascular Physicians, P.C. Pension Plan Trust Account, and the undersigned hereby waives the right of first refusal set forth in Section 13 of said Restrictions.

Richard Justice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Richard Justice, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this 25 day of August, 1982.

Notary Public

My Commission Expires: 11-15-83

EXHIBIT D
To Installment Deed

BOOK 5931 PAGE 711

WAIVER AND CONSENT

I, Jean K. Browne, do hereby consent to the sale of the residential property in Nashville, Tennessee, known as 4333 Chickering Lane, by my husband, Harry G. Browne, M.D., and I hereby waive and convey to the purchaser all of my right, title and interest, if any, therein.

Dated: August 4, 1982.

Jean K. Browne
JEAN K. BROWNE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jean K. Browne, with whom I am personally acquainted, and who made oath that she has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DIABLO, CALIFORNIA, this 4th day of AUGUST, 1982.

Notary Public

My Commission Expires:

AUGUST 6th 1985

OFFICIAL SEAL
S BRUCE PINCUS
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My comm. expires AUG 6, 1985

RUSH

H 0 6 6 1 3

IDENTIF. REFERENCE

AUG 31 2 39 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5931 PAGE 712

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

[illegible]- CO
[illegible]- MO
1565.00 CO TX
[illegible] MO TX
.50 PRFEE
24.00 WDEED
CHECK 1612.50-
6498A08/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 6 3

IDENTIF. REFERENCE

Aug 31 2 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922753