This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

FANNIE L. ZEITLIN

TO

STEVE T. CHURCH

For draftsman's use

THIS INSTRUMENT PREPARED BY:

FOLEY & WEISS, ATTORNEYS
Suite 500
One Church Street Building
Nashville, Tennessee 37201

BOOK 6203 PAGE 395

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVE T. CHURCH (NAME)	"OWNER" (NAME)	MAP 118-13
1508 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 52
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #16DA-6895

(FOR REGISTER'S USE)

H 95668

IDENTIF. REFERENCE

JAN 8 10 32 AM '84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 65,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 1984

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

STR

FOR AND IN CONSIDERATION OF the sum of SIXTY-FIVE THOUSAND SIX HUNDRED and NO/100----------($65,600.00)---------- DOLLARS

of which $ 12,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his Promissory Note of even date herewith in the original principal sum of $53,600.00, payable according to the terms and conditions recited therein (reference is made to said Note for complete terms and conditions).

As a condition of this Installment Deed, the undersigned agrees to comply with the additional terms and conditions on Exhibit "B" attached. Failure to satisfy these terms and conditions shall, at the option of the Noteholder, constitute a default under the terms of this instrument.

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,

I, FANNIE L. ZEITLIN, unmarried

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto STEVE T. CHURCH,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of the Resubdivision of Lots Nos. 67 through 71, 80, and 81 of Oriental Golf Club Subdivision, Section One, of record in Book 5800, Page 293, Register's Office for said County.

SAID Lot fronts 74 feet on the southerly margin of Grandview Drive and extends back 200 feet between parallel lines to a dead line in the rear measuring 74 feet thereon.

BEING part of the same property conveyed to Fannie L. Zeitlin by Deed from PAR Realty Company, a Tennessee Corporation, of record in Book 5362, Page 565, Register's Office for Davidson County, Tennessee.

SUSAN O. Church, spouse of Steve T. Church, joins in the execution of this instrument to release any rights she may have in the subject property, especially her marital rights.

01/05 231.55 - CHECK

4121

This is unimproved ( ) improved (XX) property, known as 1011 (House Number) Grandview Drive, (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said 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 hereby transfer and convey unto J. J. Foley, Jr., 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 at least the sum of $ ins. value 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 effect, 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 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 conveyance. We agree that the Trustee, may at any time, 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 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 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 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 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 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 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 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 4th day of January, 19 84

Fannie L. Zeitlin

Steve T. Church

Susan O. Church

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 FANNIE L. ZEITLIN and STEVE T. CHURCH,

the bargainors, 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 4th day of January, 19 84.

Notary Public.

Commission expires 4/22/84.

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 SUSAN O. CHURCH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1984.

My Commission Expires: July 22, 1986

Notary Public

Exhibit "B"

ADDENDUM TO INSTALLMENT DEED

(A) Additions and Alterations. All additions, alterations and improvements to the property shall be subject to the Deed and Note.

(B) Fixtures, etc. All fixtures, chattels and articles of personal property, now or hereafter attached to or used in connection with said premises together with any and all replacements thereof and additions thereto shall be subject to the Deed and Note.

(C) Condemnation. In a total taking by condemnation the proceeds shall be first applied to the debt with excess to the Buyer. In a partial taking, the proceeds to be applied to the debt shall equal the proportion the debt bore to the total value of the property immediately prior to taking. The due date and amounts of installments of debt herein shall not change.

(D) Liens. Buyer shall promptly discharge any liens on the property.

(E) Termite Inspection. Buyer shall maintain termite insurance on the property during term of Note and furnish Seller receipted premiums annually.

(F) Additional Insurance. The insurance clause under the Deed requiring fire insurance shall be in excess of the debt and in excess of the full insurable value and expanded to require that hazards under extended coverage and liability insurance be obtained by Buyer, following the same procedure and default remedy for failure to comply as for fire insurance.

Hazard insurance proceeds shall be used to restore the property promptly if economically feasible; otherwise, applied to the debt with excess to Buyer. Amount and times of debt installment payments shall not change. Copies of all insurance policies shall be furnished Seller when obtained.

(G) Removal or Demolition. No building or improvement on the property shall be removed or demolished without Seller's prior written consent.

(H) Inspections. Assignment Trustee or the creditor may make or cause to be made reasonable inspections of the property on reasonable notice to Seller. If property is assigned by sale, debt is not assumable.

(I) Breach; Bankruptcy; Abandonment. Should any covenant in the Deed or Note be breached, or Buyer be insolvent, file for bankruptcy, assign for benefit of creditors, abandon property, or proceedings be committed to enforce a lien, at Seller's option, such is a default under the Deed and Note with the same remedy as failure to pay the debt. If a legal procedure is commenced which materially affects Seller's security in the property, Seller may take action necessary to protect Seller's interest. Any sums Seller pays to remedy Buyer's breaches shall bear interest at the interest rate due on the debt and be due on 30 days notice as part of the debt.

(J) All rights and obligations under the Deed and Note shall extend to and be binding upon the personal representatives, successors and assigns of the Parties where assignment is not prohibited.

(K) Buyer shall provide the Noteholder proof of payment of real property taxes due and payable for the subject property on or before the last day of the calendar year in which they are due and shall also provide evidence of payment of any required fire insurance premiums within 30 days of due date.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6208 PAGE 398

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

65600.00- CAMT.
53600.00- MAMT.
170.56 CSTAX
51.60 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 231.66-
402|A01/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 95668

IDENTIF. REFERENCE

JAN 5 10 36 AM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 4504