INSTALLMENT DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
708 Fox Ridge Drive Brentwood, TN 37027	Same	160 14C 008

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $62,000.00.

Shelley S. Mangrum
Affiant

Subscribed and sworn to before me this 12th day of July, 1985.

Francene W Gavin
Notary Public

My Commission Expires: 12-5-88

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, TN 37027
615-373-4242

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUL 15 9 48 AM '85

IDENTIF. REFERENCE

J 2 0 5 4 4

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FOR AND IN CONSIDERATION of the sum of Sixty-Two Thousand and No/100 Dollars ($62,000.00), of which Eight Thousand and No/100 Dollars ($8,000.00) has been paid in cash by Shelley S. Mangrum, a single woman, (the "Grantee" herein), the receipt of which is hereby acknowledged by Stephen A. Campbell and wife, Alie Michael Campbell (the "Grantors" herein), and for the assumption by the Grantee of a certain Deed of Trust to Evelyn Wilds and Charles N. Payne, Trustees of record in Book 6106, Page 773, Register's Office of Davidson County, Tennessee, in the amount of Forty Thousand One Hundred Twenty-Five Dollars and 13/100 ($40,125.13), a Two Thousand and No/100 Dollars ($2,000.00) Promissory Note due and payable on September 1, 1985, and for the remaining Eleven Thousand Eight Hundred Seventy-Four Dollars and 87/100 ($11,874.87), the said Grantee herein has executed its promissory notes of even date herewith in the said amounts of Two Thousand and No/100 Dollars ($2,000.00) and Eleven Thousand Eight Hundred Seventy-Four Dollars and 87/100 ($11,874.87), payable to the order of the said Grantors herein with interest only at twelve percent (12%) per annum payable as follows:

(a) Monthly payments of principal and interest on the unpaid balance.

shall be due and payable on or before the first day of each succeeding month until paid in full in the amount of $ 170.38.

(b) The privilege of prepayment of principal and interest is expressly reserved, without penalty.

(c) This note is not assumable and will be due and payable in full on such date as transfer of ownership is made in any form whatsoever.

To secure the payment of said indebtedness, principal, interest and attorney's fees, a vendor's lien is expressly retained by the said Grantor on the property herein conveyed, and

NOW THEREFORE, Stephen A. Campbell and wife, Alie Michael Campbell, the Grantors, have this day bargained and sold, and do hereby transfer and convey unto Shelley S. Mangrum all of the Grantors' right, title and interest in and to that certain tract of land described as follows; to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit #708 on the Plan of Brentwood Trace Condominiums, Section Two, as of record in Plat Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Campbell and Alie Michael Ellis by deed from Fariborz Ferdowsi of record in Book 6106, page 770, said Register's Office.

This conveyance is subject to:

(a) 1985 taxes, a lien, but not yet due and payable.

(b) By-Laws of Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 925, Register's Office for Davidson County, Tennessee, and as amended in Book 5868, page 70, said Register's Office.

(c) Covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.

(d) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et seq.

(e) Conditions of owner's certificate, various easements, limitations and restrictions, as shown on the Plan of record in Plat Book 5200, page 376, Register's Office for Davidson County, Tennessee.

(f) Deed of Trust to Evelyn Wilds and Charles N. Payne, Trustees of record in Book 6106, page .773, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Shelley.

S. Mangrum, her successors and assigns forever. The said Stephen A. Campbell and wife, Alie Michael Campbell do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and same is unencumbered, except as set forth herein.

The Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the said Grantee, her successors and assigns, against the lawful claims of all persons claiming by or through the said Grantors.

AND NOW, for the purpose of better and more effectually securing the payment of the aforesaid indebtedness to the Grantors, rendering unnecessary court proceedings for the enforcement of the said vendor's lien in the event of the non-payment of the said indebtedness referred to herein as it is due and payable or matures, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantee herein, (hereinafter referred to as the "Trustor"), hereby transfers and conveys unto R. Francene Kavin, Trustee, her successors and assigns, all of its right, title and interest in and to the real property hereinbefore described, together with the appurtenances, estate, title and interest thereto belonging to the said Trustor upon the following uses and trusts:

Trustor further agrees (a) to pay all taxes and assessments thereon, general or special, and to pay them when due, to the holder of said indebtedness 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; and (b) to keep the improvements on said property in good repair and preservation, and in case the Trustee or her 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, to pay for or reimburse the Trustee or the lawful holder or holders of said indebtedness for the reasonable costs and expenses, including attorney's fees, which may be paid or payable of such appearance or proceedings, by Trustor or the lawful owner or holder of said indebtedness,

upon demand, and, upon Trustors failure to do any of these things, then and in that event the said Trustee, or the lawful owner and holder of said indebtedness may do or pay any or all of these things and the amounts so paid shall bear ten percent (10%) 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 and taxes and assessments aforesaid when due, according to its terms, and pay taxes, keep up repairs, and pay any and all other sums when due, as aforesaid, then this trust shall be of no further force or effect. But if said indebtedness, taxes or any installment thereof, or interest thereon, is not paid promptly when due, or if, failing to 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 demand for 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, may be accelerated and shall become due and payable at once, without notice, and the said Trustee, or her 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, and all other rights of redemption prior to or following foreclosure, statutory or otherwise, including, but not limited to rights set forth in T.C.A. §66-8-101, homestead, dower and all other exemptions of every kind, all of which are hereby expressly waived; and the said Trustee, or her successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The Trustor may bid at any sale under this trust conveyance. The Trustee may, at any time after default in the payment of said indebtedness, enter and take possession of said property. It is further agreed that even 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 Trustor, her 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 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.

WITNESS our hands the date and day appearing next to our signatures, respectively.

Grantors:

Stephen A. Campbell 7/12/85
Stephen A. Campbell Date

Alie Michael Campbell 7/12/85
Alie Michael Campbell Date

Grantee and Trustor:

Shelley S. Mangrum 7-12-85
Shelley S. Mangrum Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 12th day of July, 1985, before me, FRANCENE W KAVIN, the undersigned officer, personally appeared Stephen A. Campbell and wife, Alie Michael Campbell, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 1985.

Notary Public

My Commission Expires: 12.5.88

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 5th day of July, 1985, before me, FRANCENE W KAVIN, the undersigned officer, personally appeared Shelley S. Mangrum known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 1985.

Notary Public

My Commission Expires: 12-5-88

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6605 PAGE 836

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
			62000.00- CAMT.	
			13874.87- MAMT.	
			161.20 CSTAX	
			11.90 MSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 191.60-	
7496A07/15/85 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 5 4 4

IDENTIF. REFERENCE

JUL 15 9 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153701