This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

HAZEL N. NASTASI

TO

RICHARD W. POND and wife
CATHERINE POND

For draftsman's use

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD W. POND (NAME)	Commerce Union Bank (NAME)	Map 33-11
101 Edgebrook Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 23
Goodlettsville, Tenn 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-38500.00

(FOR REGISTER'S USE)

FEE-TIE-REFERENCE
MAY 21 1 48 PM '86
ELMER [illegible]
DAVIDSON [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 73,000.00 Richard W. Pond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY-THREE THOUSAND AND 00/100 ($73,000.00) DOLLARS

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

1. Assumed a Deed of Trust in favor of Commerce Union Bank of record in Book 3516, Page 185, Register's Office for Davidson County, Tennessee with a current principal balance of $7,572.93; and for the remainder:

2. Have executed their joint Promissory Note of even date herewith in the original principal sum of $55 427.07 payable to the order of the Grantor herein in 59 monthly installments of $466.07, including interest at the rate of 9.5% per annum, beginning July 1, 1986, with a balloon payment of the entire principal balance and accured interest being due and payable on or before June 1, 1991. (Reference is made to said Note for complete terms and conditions.)

* SEE BELOW

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, Hazel N. Nastasi

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Richard W. Pond and wife Catherine Pond

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

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Blair Manor, of record in Book 3300, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Edgebrook Road at the common corner of Lots 4 and 5; thence, with the line between said lots, southwardly 273.0 feet to a point; thence, N 46 degrees 23' W 160 feet to a point; thence, S 86 degrees 04' W 106 3 feet to a point on the easterly margin of Northbrook Road; thence, with the margin of the same, northwardly 200.58 feet to a point, the beginning of a curve; thence, northeastwardly around said curve, 36.32 feet to a point in the southerly margin of Edgebrook Road; thence, with the margin of the same, eastwardly 155.30 feet to the point of beginning.

Being the same property conveyed to Hazel N. Nastasi by deed from Louis A. Nastasi, of record in Book 5574, Page 990, and by deed from Dan Campbell and wife, Betty G. Campbell, of record in Book 4674, Page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3313, Page 396, Book 3315, Page 517, and Book 3317, Page 269, said Register's Office;

This is (unimproved ( ) improved (X)) property, known as 101 Edgebrook Road, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

* The Grantees herein shall provide evidence of payment of property taxes and insurance each year.

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 of said premises, that we have the 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.

PROVIDED, however, that if the grantors shall well and truly satisfy and pay the principal sum and interest evidenced by their promissory note of even date herewith in the principal amount of $ _____ payable to the order of J. J. Foley, Jr. at the times and in the manner therein provided, and shall pay all taxes and assessments levied against said property when due and payable, and shall keep the improvements on said property insured against loss by fire, tornado and extended coverage perils in an amount not less than the principal amount of said note, then this conveyance shall become null and void and of no effect; but should default be made in the payment of any of said sums of money, or in the performance of any of the covenants or agreements hereof, or should the grantors sell or convey said property without the written consent of the beneficiary hereof, then, and in any of said events, the whole of said principal sum, together with all interest thereon, shall, at the option of the beneficiary hereof, become immediately due and payable, and this conveyance shall remain in full force and effect.

FOR THE PURPOSE AFORESAID, the said grantors have bargained and sold, and by these presents do transfer and convey unto J. J. Foley, Jr., his successors and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid. And the said grantors do hereby agree to keep all buildings now or hereafter erected on said property insured against loss by fire, tornado and extended coverage perils in companies to be selected by the said grantee, and have the policies therefor made payable to the said grantee, as his interest may appear. And the said grantors do hereby agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments levied against said property when due and payable, and should they fail to do either, then the said grantee may do so for the account of the grantors, and any amount so paid by the said grantee, with interest thereon, shall be secured hereby. Any advance made by the said grantee shall bear interest from the date of such payment. Any charge made by the said grantee shall be deemed to be reasonable if it does not exceed the charge made by a prudent person owning property similar to that described herein.

IT IS AGREED that the grantors shall pay all taxes, assessments and charges levied against said property when due and payable, and shall keep the improvements on said property in good repair and preservation, and shall not commit or permit any waste thereof. In the event of the failure of the grantors to pay such taxes, assessments and charges, or to keep said improvements in good repair and preservation, or to keep said property insured as aforesaid, then the said grantee may pay such taxes, assessments and charges, or make such repairs or purchase such insurance, and the amount so paid shall be secured hereby and shall be immediately due and payable without notice, and with interest thereon from date of payment at the rate of ten per cent (10%) per annum until paid.

IT IS AGREED that in the event the grantors fail to pay any of said sums of money herein referred to, or any part thereof, promptly at the maturity thereof, or fail to pay taxes, keep up repairs or keep said premises insured as herein provided, or fail to perform any of the covenants or agreements hereof, or should the grantors sell or convey said property without the written consent of the beneficiary hereof, then, and in any of said events, the whole of said principal sum, together with all interest thereon, shall, at the option of the beneficiary hereof, become immediately due and payable, and this conveyance shall remain in full force and effect.

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BOOK 6864 PAGE 23

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

RECEIVED OF _____

FOR _____

BOOK 6864 PAGE 22

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
			73000.00- CAMT.	
			55427.07- MAMT.	
			189.60 CSTAX	
			53.40 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	249.70-
679	A05/21/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031033
IDENTIFT REFERENCE
MAY 21 1 48 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250555