BOOK 6914 PAGE 898

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Tom Robinson	Same	12W07912 091-06-0-41.00
4400 Granny White	Mtgee:	12W07910 091-06-0-042.00
Nashville, TN. 37204	James S. Carney Charlotte, TN.	

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Seventy Five Thousand & no/100 Dollars ($75,000) of which $35,000.00 has been paid in cash by the grantees hereinafter named the receipt of which is hereby acknowledged and for the remainder the said grantees have given his promissory note payable to grantors payable as more fully set forth on page 2 hereof, 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.

James S. Carney, Trustee, and wife, Dorothy J. Carney, hereinafter called the grantors, have this day bargained and sold and do hereby transfer and convey unto Tom Robinson, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tenneessee, as follows:

See attached EXHIBIT "A"

This is improved property known as 5913-5915 Morrow Road, Nashville, Tennessee, 37209.

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 and the said grantees hereby covenant and convey as set forth on the attached.

For and in Consideration of One Dollar to me paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Tom Robinson

have this day bargained and sold, and do hereby transfer and convey, to Real Security, Inc. Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION.

Being the same property conveyed to the Grantor by deed of even date being recorded simultaneously herewith.

In the event that the described property, or an interest therein, is sold or conveyed without the prior written consent of the Holder of the note secured hereby, such Holder shall be entitled to accelerate the debt and demand immediate payment of the entire obligation, principal and interest. The Holder may require a change or changes in the terms of the obligation as a condition to giving such consent. For these purposes, "an interest therein" is defined to include, but is not limited to, any transaction whereby the contracting party is or will become entitled to possession of the secured property.

Grantor agrees that so long as any of the note payments due to Holder remain unpaid, that he will pay all future years taxes before they become delinquent and will furnish proof of said payment to Holder. Failure to pay said taxes may, at Holder's option, be deemed a default under the terms hereunder and give rise to all the rights in favor of Holder in connection therewith.

* upon request by Holder

THE STATUTORY RIGHT OF REDEMPTION IS EXPRESSLY WAIVED.

To Have and to Hold said property to the said James S. Carney Trustee, and his successor in trust, forever. I covenant that I am lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and defend the title to said property to the said James S. Carney Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.

But this conveyance is made in trust for the following uses and trusts, and for no other purpose, to wit:

To secure and make certain the payment of a note of even date in the principal sum of $40,000.00 plus interest payable to James S. Carney, Trustee, being due on July 28, 2001, according to the terms of said Note, including all extensions, renewals and modifications thereof.

Now if the Grantor shall pay the sum aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if I fail to pay the said sum of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then, all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving 21 days' notice, by 3 weekly publication in a newspaper of general circulation in Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and 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 to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. I agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And I agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ 60,000.00 until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. I agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case I fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:

First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to Grantor or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Real Security, Inc., Trustee, shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the said Tom Robinson and all persons holding under Tom Robinson shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 28th day of June, 19 86

Tom Robinson

James S. Carney

Dorothy J. Carney

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Tom Robinson , James S. Carney and Dorothy J. Carney

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of June, 19 86

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

INSTALLMENT DEED

DEED OF TRUST

FROM

JAMES S. CARNEY, TRUSTEE ETAL

TO

TOM ROBINSON

PREPARED BY:

PATRICIA SPICER CARDEN

Attorney At Law

236 Fourth Avenue North

Suite 200

Nashville, Tennessee 37219

File: Box 10

TRACT NO. 1:

BEGINNING on the southwesterly margin of Morrow Road at the northeast corner of the property conveyed to John W. Burgess and wife by deed from A. H. Beckham and wife, of record in Book 2145, page 638, Register's Office for said County; thence with the southwesterly margin of said Road, southeastwardly 50 feet to a point 290 feet west of the northwest corner of the property conveyed to G. W. Tyler and wife by deed from Bransford Realty Company, of record in Book 900, page 11, said Register's Office; thenc southwestwardly 200 feet; thence northwestwardly 50 feet to the southeast corner of said Burgess property; thence with his easterly line northeastwardly 200 feet to the beginning.

TRACT NO. 2:

Being land lying in the 5th, formerly the 12th, Ward of the City of Nashville, described as follows:
BEGINNING on the southwesterly margin of Morrow Road at the northeast corner of the property conveyed to Otis Carney and wife by deed from J. H. Watts, Jr. and wife, of record in Book 2398, page 155, Register's Office for said County; thence with said Carney's southeasterly line southwestwardly 200 feet to the northeasterly boundary line of Lot No. 1 on the plan of West Park, as of record in Book 2331, page 17, said Register's Office; thence with the northeasterly line of Lot No. 1 south 58° 24' east 90 feet to the northwesterly margin of Marilyn Road; thence with same northeastwardly 200 feet to the southwesterly margin of said Morrow Road; thence with same northwestwardly 90 feet to the beginning.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Dan C. Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 1986.

Patricia Stewart
Notary Public

MY COMMISSION EXPIRES 7-18-87
(AFFIX SEAL)

19624

IDENTIFICATION REFERENCE

JUL 11 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6914 PAGE 962

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
			75[illegible].00- CANT.	
			40[illegible].00- MANT.	
			215.00 CSTAX	
			38.00 MSTAX	
			.50 PRFEE	
			12.00 RDEED	
			CHECK 269.50-	
			01B1A07/11/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 2 4.

IDENTIF. REFERENCE

JUL 11 2 09 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 269581