THIS INSTRUMENT WAS PREPARED BY mail

James L. Fuqua, Jr., Atty., 919 W. Main St., Hendersonville, TN 37075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The Actual Consideration or Value, Whichever is Greater, For This Transfer is $100,000.00.

Jeongsik Yun

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of July, 1986.

Commission Expires 1/10/89.

Pamela J. Fuller
NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IN SOON GARY 4420 Whites Creek Pike Nashville, TN	IN SOON GARY 4420 Whites Creek Pike Nashville, TN	MAP 40-00-0 PARCEL 41 & 42

INSTALLMENT DEED

BE IT REMEMBERED THAT FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND DOLLARS ($100,000.00) of which TWENTY THOUSAND DOLLARS ($20,000.00) has been paid in cash by IN SOON GARY and husband CHARLES E. GARY , the receipt of which is hereby acknowledged, and for the remainder IN SOON GARY and husband CHARLES E. GARY agree to execute and pay, a note in the amount of EIGHTY THOUSAND DOLLARS ($80,000.00) payable in 120 monthly installments of ONE THOUSAND SEVENTY NINE DOLLARS AND FORTY EIGHT CENTS ($1,079.48). Installments include interest at the rate of 10.5% per annum. In Soon Gary and husband Charles E. Gary further agree to pay interest on delinquent debt at the maximum legal rate and all expenses of collection including reasonable attorney's fees and the cost of preserving the security. Installments are due and payable on 1 September 1986 and on the 1st day of each succeeding month until the debt is paid in full.

JEONG SIK YUN and wife MYUNG YUN, have this day bargained and sold, and by this deed ,do hereby transfer and convey unto IN SOON GARY and husband CHARLES E. GARY, their heirs and assigns, certain real estate in DAVIDSON County, Tennessee, as described as follows:

TRACT 1:

Land located in the 14th Civil District of Davidson County, Tennessee, beginning at a stake in the west margin of Whites Creek Pike, H.M. Englands southeast corner; thence with his line south 80.5 deg. West 155 feet to a stake in the Whites Creek or Judith Creek; thence with said creek south 27.75 deg. East 92 feet to a stake; thence south 42.75 deg. East 49 feet to a stake at the northeast corner of the bank lot; thence with the north line of said bank lot, north 82 deg. East 92 feet to a stake in the Whites Creek Pike; thence with said Whites Creek Pike north 7 deg. West 130.7 feet to the point of beginning, containing 0.4 acres, more or less. There is included in this conveyance, but excluded therefrom, the right-of-way of Old Hickory Boulevard.

TRACT 2:

Land located in the 14th Civil District of said county, beginning at the western side of the Whites Creek turnpike at a point twenty five feet south of the building occupied as a store house by said White McCord Company and from this point in a western direction, parallel with the south line of said store house to Judith Creek, thence in a southeastern direction with said creek to the western edge of said Whites Creek turnpike, thence with the western edge

of said turnpike to the beginning.

Being a portion of the property conveyed to Jeong Sik Yun and wife, Myung W. Yun by deed from Jay M. Gilpin and John C. Demo, of record in Book 6333, page 650, Register's Office for Davidson County, said portion being identified therein as Tract Three.

This property is improved property known as 4420 Whites Creek Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to IN SOON GARY and husband CHARLES E. GARY, their heirs and assigns forever. JEONG SIK YUN and wife MYUNG YUN covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that it is unencumbered except for 1986 taxes.

JEONG SIK YUN and wife MYUNG YUN further convenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the real estate to IN SOON GARY and husband CHARLES E. GARY, their heirs and assigns, against the lawful claims of all persons.

AND NOW for the purpose of securing payment of all sums which are part of the consideration or become due in the future due to covenants made by IN SOON GARY and husband CHARLES E. GARY herein or covenants made by them in the installment-deed-note and for the further consideration of one dollar, to them in hand paid, the receipt of which they hereby acknowledge, IN SOON GARY and husband CHARLES E. GARY do hereby transfer and convey unto JAMES L. FUQUA, JR.,TRUSTEE, his successors and assigns the real estate hereinbefore described with the appurtenances, estate, title and interest belonging thereto for the purpose of securing the debt, only.

IN SOON GARY and husband CHARLES E. GARY do hereby agree to keep the real estate described herein and all improvements thereon, insured by a reliable fire insurance company for a sum equal to the debt secured by this installment deed, and to have the loss, if any, made payable on the policy to the Trustee for the use and benefit of the lawful owners and holders of the debt secured hereby, as their interest may appear and to furhish a copy of the policy to the Trustee or his successors.

IN SOON GARY and husband CHARLES E. GARY further agree to keep the improvements on the real estate in good repair and preservation and to pay all taxes and assessments thereon, and to pay them when due. If IN SOON GARY and husband CHARLES E. GARY fail to do either, then the Trustee, or the lawful owner and holder of the debt may do any or all of these things, and the sums so expended shall be due and payable immediately without notice or demand and shall become a part of the debt secured herein, and shall bear interest from the date of payment at the maximum legal rate.

Now, if IN SOON GARY and husband CHARLES E. GARY pay the promissory note above described when due, according to its terms, and pay the taxes, and keep the improvements insured, and keep up repairs, then this trust conveyance shall be of no further force or effect. But if IN SOON GARY and husband CHARLES E. GARY fail to pay any installment, principal or interest, on the promissory note promptly when due, or if they fail to pay taxes, keep up repairs or keep the premises insured, or if IN SOON GARY and husband CHARLES E. GARY fail to reimburse the Trustee or lawful owner of the note, with interest, so expended by the Trustee and note holder, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of the promissory note, the entire unpaid balance, principal and interest, due on the note shall immediately become due and payable, without notice or demand, and the Trustee, or his successors in trust, are hereby authorized and empowered to sell the real estate at the DAVIDSON County Courthouse door to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions of every kind which IN SOON GARY and husband CHARLES E. GARY hereby expressly waive. Prior to the sale the Trustee shall give twenty (20) days notice by three publications in any newspaper, daily or weekly published in DAVIDSON County. The Trustee, or his successors in trust, are authorized and empowered to execute and deliver a deed to the purchaser. The holders of debt secured hereby and JEONG SIK YUN and wife MYUNG YUN may bid at any sale under this trust conveyance. IN SOON GARY and husband CHARLES E. GARY agree, that the Trustee may, at any time after

default, enter and take possession of the real estate and shall only account for the net rents actually received by them. IN SOON GARY and husband CHARLES E. GARY further agree that, in the event the Trustee fails, before selling the real estate, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him of a deed for the real estate.

In case of a sale the proceeds will be applied by the Trustee; first to the payment of all costs, charges and expenses of executing this conveyance and enforcing the lien herein created including a reasonable Trustee's fee and a reasonable attorney's fee for advice for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement or protection of the lien and also the expenses of any such litigation; second to the payment of the promissory note herein secured, and any and all sums expended in the protection of the property; third, the residue, if any, will be paid to IN SOON GARY and husband CHARLES E. GARY, their representatives or assigns.

In case of the death, absence, inability or refusal to act of the Trustee at any time when action under this trust may be required, the lawful owner and holder of the lien 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 Trustee shall be vested in the successor.

The 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, JEONG SIK YUN and wife MYUNG YUN and IN SOON GARY and husband CHARLES E. GARY, have hereunto set their hands this 31st day of July, 1986.

JEONG SIK YUN

MYUNG YUN

IN SOON GARY

CHARLES E. GARY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Pamela J. Satterfield Notary Public, JEONG S. YUN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in SUMNER County Tennessee, this the 31st day of July, 1986.

Pamela J. Satterfield
NOTARY PUBLIC

My Commission Expires:
1/10/89

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Katherine W. White, Notary Public, MYUNG W. YUN, 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 in ~~SUMNER~~ Davidson County Tennessee, this the 1 day of August, 1986.

Katherine W. White
NOTARY PUBLIC

My Commission Expires:
~~My Commission Expires Nov. 12, 1989~~

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Pamela J Satterfield, Notary Public, IN SOON GARY, 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 in SUMNER County Tennessee, this the 31st day of July, 1986.

Pamela J. Satterfield
NOTARY PUBLIC

My Commission Expires:
1/10/89

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Sue Burnette, Notary Public, CHARLES E. GARY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in SUMNER County Tennessee, this the 11 day of Aug., 1986.

Sue Burnett
NOTARY PUBLIC

My Commission Expires:
~~My Commission Expires June 21, 1990~~

31026
IDENTIFICATION
Aug 13 9 00 AM
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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]	CONT.
			[illegible]	MORT.
			2.00	CSTAX
			2.00-	CSTAX
			280.00	CSTAX
			76.50	MSTAX
			.50	PRFEE
			12.00	MDEED
			CHECK	370.50-
937	08/13/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3102 IDENTIFICATION REFERENCE

Aug 13 9 00 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 282466