This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
E. MARK TURNER, et ux

TO
RENICK AND COMPANY

For draftsman's use

JAMES A. CARNEY
Attorney at Law
730 Stahlman Building
Nashville, Tennessee 37201

BOOK 6962 PAGE 710

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renick and Company (NAME)	Lomas and Nettleton Company (NAME)	Map 72-12
2905 Harbor View Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 228
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA (CITY) (STATE) (ZIP)	15D 62520

Mail

(FOR REGISTER'S USE)

36435

IDENTIFICATION REFERENCE

AUG 28 1 54 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF April, 19 86

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept 17, 1989

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty Six Thousand ------- And No/00 ------- ($36,000.00) ---------- DOLLARS

of which $ 2,500.00 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 its one promissory note in the principal sum of $33,500.00, bearing interest at the rate of 10 1/2% per annum, payable to the order of E. Mark Turner in monthly installments of $334.33 per month, including principal and interest, commencing May 1, 1986, and continuing monthly until fully paid (240 months). A late charge in the sum of 5% will be charged and paid on any monthly payments due and not paid on or before 10 days after due date,

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,

E. Mark Turner and wife, Kimberly Turner,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Renick and Company,

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sherwood Subdivision as of record in Book 1474, page 51, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 75 feet on the easterly margin of Sherwood Lane and runs back 199.25 feet on the northerly line and 198.53 feet on the southerly line to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to E. Mark Turner by deed from Edith A. Carney, of record in Book 6417, page 735, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a First Deed of Trust of record in Book 4361, page 632, Register's Office of Davidson County, Tennessee, now held by the Lomas and Nettleton Company, not assumed by Grantees, which Grantors agree to pay in accordance with the terms therein, and said lien is encompassed within and embraced by the Vendor's Lien herein created.

An additional sum will be paid monthly equal to one-twelfth (1/12) of the annual cost of Metro Taxes and insurance coverage premium for taxes and insurance for payment when due.

This is unimproved ( ) improved (X) property, known as 1811 (House Number) Sherwood Lane (Street) Nashville, TN 37206 (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.

BOOK 6362 PAGE 711

AND NOW, for the purpose of better and more effectually securing the payment of said promissory notes, and rendering any necessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, at their maturity, as herein 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.A. Carney 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 and maintain, without reduction, all buildings now or hereafter erected on said property insured in some reliable fire insurance company or companies for at least the sum of $ Ins. Int. 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. In the event we fail to do any of the things mentioned above, 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 paid as a part of the principal debt secured hereby, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, and shall in all things comply with the terms thereof, and pay all 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 any interest thereon, promptly at maturity, or fail 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 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 case of the Trustee's failure 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 trust, including 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 assessed against said property.
3rd. To the payment of all unpaid notes, principal and interest, secured hereby, 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 powers and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first and oldest of said notes, 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, or successor, shall act without bond required to give same, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, the said grantors and grantees, have hereunto set their hands this the 14th day of April, 19 86

E. Mark Turner
E. MARK TURNER

Kimberly Turner by E. Mark Turner
KIMBERLY TURNER Attorney in Fact

RENICK AND COMPANY

BY: W. L. Renick, Jr.
W. L. RENICK, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named E. Mark Turner, Kimberly Turner and W. L. Renick, Jr.,

the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1986.

Notary Public

Commission expires My Commission Expires July 17, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public 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 ____self to be _____ 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 _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

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

RECEIVED OF _____

FOR _____

BOOK 6962 PAGE 712

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36000.00-	CAMT.
			33500.00-	MAMT.
			100.80	CSTAX
			31.50	MSTAX
			.50	PRFEE
			6.00	TDEED
	VB		6.00-	TDEED
			6.00	WDEED
				CHECK 138.80-
				CASH .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

SECURITY PACIFIC

36435

IDENTIF. REFERENCE

AUG 28 1 54 PM '96

FELIX Z. WILSON II - REGISTER
DAVIDSON COUNTY, TN

No. 288584