Prepared by Jordan Stakes Mail 12-7-331
1206 Dunn Bldg. Nashville Tenn 37219

INSTALLMENT DEED BOOK 7134 PAGE 273

For and in Consideration of the sum of Twenty-five thousand and no/100---------- ----------($25,000.00)---------- Dollars, of which Two thousand, five hundred and no/100----($2,500.00)------ Dollars, has been paid in cash by Claude Pike the receipt of which is hereby acknowledged, and for the remainder Twenty-two thousand, fuve hundred and no/100----------($22,500.00)---------- Dollars, the said Claude Pike has executed his promissory note payable in 25 monthly installments, beginning March 1, 1987 and ending on Feb. 1, 1989. The first 24 installments are in the sum of $217.13 each and represent payment on the principal plus interest at the rate of 10% per annum. The last of the 24 payments comes due on February 1, 1989 at which time the entire balance of $21,712.50 shall also then be paid.

(Due to the delay in closing the above described notes will become due on the 10th of the month instead of the 1st.)

all of said notes bearing six percent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we Howard Carney, Jr. and Robert Carney ---------- have this day bargained and sold, and do hereby transfer and convey unto the said Claude Pike ---------- his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of the Re-Subdivision of Lots 97 thru 100, Kenmore Place Subdivision, as shown on plan of record in Book 6200, page 396, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Howard Carney by deed from Arch Bishop and wife Elizabeth Bishop, of record in Book 1041, page 308, Register's Office for Davidson County, Tennessee. Howard Carney, who survived the death of his wife, died intestate and the Grantors are his only heirs-at-law. Both of the Grantors are non-residents of the State of Tennessee and have been such for over ten years prior to this date. The property transferred herein is transferred subject to all easements recorded or shown on the recorded plan and to real estate taxes for 1987 which taxes have been prorated and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 12th day of February 1987

Affiant Claude Pike

My commission expires: 3-11-87 (Affix Seal)

Notary Public Dorothy A. Ferguson

This is unimproved ( ) improved (X) property, know as 1271 Kenmore Place, Nashville, TN 37216
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Claude Pike, his 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 said real estate to said Claude Pike, his 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 me in hand paid, I, the said Claude Pike,

do hereby transfer and convey unto Jordan Stokes III, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Claude Pike

do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $20,000.00 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 interst may appear.

I 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; and in case I fail to do either, then 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 expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if I, the said Claude Pike shall pay the notes aforesaid when due, according to their terms, and pay 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 I fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; if I 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 at 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, 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 and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance. I 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. I further agree that, 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 notes 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 Claude Pike, his 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 lien notes, or, if more than one, then of the first-maturing unpaid 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 Jordan Stokes III, Trustee, shall be vested in said successor.

Said 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, we, the said Howard Carney, Jr. and Robert Carney and Claude Pike hereunto set our hands at _____, Tennessee, this the _____ day of _____ 19___

Claude Pike 2-10-87
Claude Pike, Purchaser

Howard Carney Jr. 1-28-87
Howard Carney, Jr.

Robert Carney Feb 3, 1987
Robert Carney, Sellers

STATE OF Maryland
Pr. Geo. County }

Personally appeared before me, Theresa Alvarez, a Notary Public in and for said County and State, the within named Howard Carney, Jr.

the bargainor, 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 at Suitland, Md this 28th day of January, 1987

Commission Expires July 1, 1990

Theresa Alvarez, Notary Public.

THERESA ALVAREZ NOTARY PUBLIC PRINCE GEORGES CO.

STATE OF California
Santa Clara County. }

Personally appeared before me, Kathryn C. Broecker, a Notary Public in and for said County and State, the within named Robert Carney

the bargainor, 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 at Palo Alto, California this 3rd day of February, 1987

Commission Expires 3/88

Kathryn C. Broecker, Notary Public.

KATHRYN C BROECKER NOTARY PUBLIC CALIFORNIA SANTA CLARA COUNTY

OFFICIAL SEAL
KATHRYN C BROECKER
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires MAR 22, 1988

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Claude Pike

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10th day of February, 1987

My commission expires 3-11-90 Notary Public Dorothy A. Ferguson

Buyer address + Tax Bills
Claude Pike
2428 Calvin Hill Rd
37204

INSTALLMENT DEED

FROM
Howard Carney, Jr. and
Robert Carney

TO
Claude Pike

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

FORMS CO., NASHVILLE

3378

02/11 103.00 CHECK

92805

IDENTIFICATION REFERENCE

FEB 11 1 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7134 PAGE 277

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] 0- MAMT.
[illegible] 0- MAMT.
79.00 RSTAX
29.50 MSTAX
.50 PRFEE
12.00 TMBND
CHECK 103.00

[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92805

IDENTIFI REFERENCE

FEB 11 1 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44755