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This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116

The maximum principal indebtedness secured hereby under any contingency is $59,000.00

INSTALLMENT DEED

Address new owner as:
Lisa Creek
927 Lemont Drive
Nashville, Tennessee

Send tax bills to:
Mary M. Primm
927 Lemont Drive
Nashville, Tennessee

Map-Parcel
61-3
Par 22.1

FOR AND IN CONSIDERATION of the sum of Fifty Nine Thousand ($59,000.00) And No/100 Dollars, for which Lisa Creek has executed her two promissory notes payable to the order of Mary M. Primm, according to the terms and conditions therein contained and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Mary M. Primm, have this day bargained and sold, and do hereby transfer and convey unto the said Lisa Creek, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 69 on the Plan of Gra-Mar Acres, Section 2, as of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee.
>
> Said Lt. No. 69 fronts 75 feet on the easterly margin of Lemont Drive and runs back 291.2 feet on the northerly line and 247.4 feet on the southerly line, to a fence line in the rear, on which it measures 113 feet.
>
> Being the same property conveyed to Mary M. Primm, by deed from James A. Castleman, as of record in Book 4404, page 926, Register's Office for said County.

This is improved property known as 927 Lemont Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Lisa Creek, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, 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 forever defend the title to said real estate to said Lisa Creek, her 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, I, Lisa Creek, hereinafter referred to as trustor, hereby transfer and convey unto Dennis Clifton Wright, Trustee, his successors and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

To secure prompt payment in full of the following described obligations (hereinafter referred to as the secured indebtedness):

(a) The prompt payment when due (whether at maturity or upon the accelleration of maturity) of the secured indebtedness for purchase money in the principal amount not exceeding Fifty Five Thousand ($55,000.00) And No/100 Dollars, evidenced by a promissory note, of even date herewith, payable to the order of Mary M. Primm, in monthly installments and according to the terms and conditions therein set forth. The lien of this installment deed secures payments of the secured indebtedness evidenced by said promissory note, and any extensions, modifications and/or renewals thereof and any notes given in payment of any such principal (all of the foregoing are sometimes hereinafter collectively referred to as the "Note").

(b) The prompt payment when due (whether at maturity or upon the accelleration of Maturity) of the secured indebtedness for purchase money in the principal amount not exceeding Four Thousand ($4,000.00) And No/100 Dollars evidenced by a promissory note, of even date herewith, payable to the order of Mary M. Primm, in annual installments and according to the terms and conditions therein set forth. The lien of this installment deed secures payments of the secured indebtedness evidenced by said promissory note, and any extensions, modifications and/or renewals thereof and any notes given in payment of any such principal (all of the foregiong are sometimes hereinafter collectively referred to as the "Note").

(c) All sums advanced by the holder of the note to trustor or expended by the holder of the note in order to preserve, protect or enhance the value of the premises pursuant to the terms of this conveyance in trust, or otherwise, with interest thereon at the same rate as is provided in the note, and the faithful performance of all terms and conditions contained herein, all of which trustor agrees to pay to Holder on demand.

(d) The prompt payment of all court costs, expenses, interest (at the highest lawful rate) and costs of whatever kind incident to the collection of any indebtedness secured hereby and the enforcement or protection of the lien created by this conveyance (including without limitation reasonable attorney's fees), all of which trustor agree to pay to Holder on demand.

(e) The prompt payment when due of any and all other indebtedness of trustor to Holder, direct or contingent, however evidenced or denominated, and however or whenever incurred.

Trustor agrees to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the maximum insurable value, until the indebtedness herein

secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to the lawful owner or holder of said indebtedness as his interest may appear.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustor upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 12 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

If Trustor, her heirs or assigns, shall sell, convey, transfer, or dispose of or further encumber the real property described herein, or any part of such property, or any interest therein, or agree so to do without the written consent of holder being first obtained, holder shall have the right, at his option, to declare the entire balance of the unpaid principal with unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default. In the event of default, holder may recover such necessary expenses as may be incurred in collection, including a reasonable attorney's fee.

Now, if trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or

if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustor fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 Courthouse in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, whether statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated §66-8-101, et seq., as amended), 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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:

First: 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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to trustor, her order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing 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 above named trustee shall be vested in said successor.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 20th day of March, 1987.

Mary M. Prim

Lisa Creek

Lisa Creek

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary M. Primm and Lisa Creek, the within named 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 Madison, Tennessee, this 20th day of March, 1987.

NOTARY PUBLIC

My commission expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $59,000.00.

Lisa Creek
AFFIANT

Subscribed and sworn to before me, this 20th day of March, 1987.

NOTARY PUBLIC

My commission expires:
July 18, 1987
871803

0660 7

IDENTIFICATION

Mar 23 10 01 AM '87

FELIX Z. WILSON JR. 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

5000.00-	CONT.
5000.00-	MAT.
165.20	CSTAX
57.00	MSTAX
.50	PRFEE
18.00	WDEED
CHECK	240.70-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

066 07

IDENTIFI REFERENCE

MAR 23 10 01 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60022