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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

MILDRED F. JACKSON

TO

THOMAS WAYNE BAKER AND WIFE, REBECCA H. BAKER

For draftsman's use

PREPARED BY: OLIVER H. DALE
4100 Cecil Court
Nashville Tenn.
37207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS WAYNE BAKER AND (NAME)	WIFE, REBECCA H. BAKER (NAME)	Map 50
3424 GWEN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(mortgage Holder: Mildred F. Jackson (STREET ADDRESS) Brick Church Pike, Nashville Tn. 37207)	part of parcel 108 12D-33475
NASHVILLE TENN. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

39840 IDENTIFICATION REFERENCE JUN 25 10 49 AM '87 FILED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 10,000.00 Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1987

Martha Shapard
Notary Public

MY COMMISSION EXPIRES: 5/13/90

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of

TEN THOUSAND AND NO/100---($10,000.00)---------- DOLLARS

of which $ 1,000.00 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 executed a note in the amount of NINE Thousand AND NO/100 DOLLARS, ($9,000.00) to bear interest at TEN PER CENT PER ANNUM (10%). Said Note payable monthly of SEVENTY FIVE DOLLARS and No/100 Dollars, and Principall Payments of not less than Five Hundred dollars ($500.00) due on the 20th day of January each year beginning on January 20 1988, and July 20th each year beginning on the 20th day of July 1988. Said note is Dated June 20th 1987, with first payment due July 20th 1987, and monthly thereafter, with note payments as shown abpve semi-annually. Last payment for any balance due June 20, 1997.

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,

MILDRED F. JACKSON

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

THOMAS WAYNE BAKER AND WIFE, REBECCA H. BAKER

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

Described by survey of June 8, 1987 made by Jessee Walker, a licensed surveyor, Tennessee No. 1486. Beginning at an iron pin placed in the North Center Line of Gwen Drive, and in the easterly line of Jerry Rutledge, N 03° 42' E a total of 204.75 feet, through an iron pin to a point in the center of a creek; Thence with center of said creek, S 78° 28' E 134.09 feet to a point in center of said creek; Thence through an iron pin set 10 feet from said point, S 03° 42' W 193.60 feet total to an iron pin; Thence N 87°56'E 84.0 feet to an iron pin; Thence S 35° 33' W 82.30 feet to an iron pin set in the easterly and northerly end of Gwen Drive: Thence N 87° 56' W 24.16 feet to the iron pin of the beginning. Containing ½ Acre more or less.

Being a part of the same property deeded to Thomas P. Jackson from Joesph Adrain Young, etux, of record in Book 1729, Page 127 and 128, Register's Office of Davidson County, Tennessee, and subsequently willed to Mildred F. Jackson as noted in Will Book 137, Page 364, and under file number 71192, dated January 14, 1982. Further details recorded in Probate Records of Davidson County Tenn.

This is unimproved ( ) improved (X) property, known as 3424 Gwen Drive Nashville Tenn. 37207
(House Number) (Street) 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.

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, we the said grantees herein do hereby transfer and convey unto Lucian Dale 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 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 $ N/A 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; and in case we 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 we, the said grantees, 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 we 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; 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 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, 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 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 advise 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 the grantors 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 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 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 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 grantors and grantees, have hereunto set our hands this the 20th day of June 1987.

Mildred F. Jackson — Thomas Wayne Baker

Rebecca H. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Martha Shapard, a Notary Public in and for said County and State, the within named Mildred F. Jackson, Thomas Wayne Baker, Rebecca H. Baker, 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 20th day of June, 1987.

Martha Shapard Notary Public

Commission expires 5/13/90

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 _____

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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
			10000.00-	CAPT.
			9000.00-	MAMT.
			26.00	CSTAX
			7.00	MSTAX
			.50	PRFEE
			6.00	WDEED
			CASH	41.50-
			3193A06/25/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39840

IDENTIFI REFERENCE

JUN 25 [illegible] AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 97404