INSTALLMENT DEED

For and in Consideration of the sum of Eighteen Thousand and no/100 ----------
---------- ($18,000.00) Dollars,
of which Two Thousand Six Hundred Four and no/100 ($2,604.00) ---- Dollars,
has been paid in cash by Dennis James Hamm and Mary K. Pederson,
the receipt of which is hereby acknowledged, and for the remainder Fifteen Thousand Three
Humdred Ninety-Six and no/100 ---------- ($15,396.00) Dollars,
the said Dennis James Hamm and Mary K. Pederson have executed a promissory note in the principal amount of $15,396.00, with interest of 9 percent per annum, payable at the rate of $625.00 per month, beginning February 1, 1988, said payments to include both interest and principal.

9 1 2 7 8.

IDENTIFICATION REFERENCE

DEC 17 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed,

James H. Stein and wife, Charlene M. Stein,

have this day bargained and sold, and do hereby transfer and convey unto the said Dennis James Hamm and Mary K. Pederson, as tenants in common, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee, and bound in general by Travis on the north, Stein and Rhodes on the east, US Hwy. 70 on the south and Stein on the west.

Beginning at a point in the northerly margin of US Hwy. 70, said point being opposite a witness railroad spike in the northerly margin of the pavement of said road and being the southeast corner of the James H. Stein tract as described in Book 5328, Page 931, RODC, thence with the east line of said tract, North 20 degrees 22 minutes West 808.6 feet to an iron post in Travis's southerly fence line, thence following closely his meandering southerly fence line with the following three calls: North 44 degrees 00 minutes East 120.0 feet, North 60 degrees 00 minutes East 129.0 feet to an iron post and North 34 degrees 31 minutes East 20.0 feet to a point, thence a new line, South 24 degrees 20 minutes East 428.2 feet to a railroad spike in the center of Heath Road, thence South 16 degrees 34 minutes East with the westerly boundary of Rhodes 495.2 feet to the northerly margin of US Hwy. 70, thence with said northerly margin South 76 degrees 00 minutes West 250.0 feet to the point of beginning and containing 5.33 acres, more or less which includes a portion of the deeded Heath Road containing 0.32 acres, more or less, leaving a net acreage of 5.01 acres, more or less. This tract is subject to the visible utility lines along Heath Road. The above is shown as tract 3 and 4 on the James H. Stein survey.

Being principally the property conveyed to James H. Stein and wife, Charlene M. Stein, by deed from Charles Murphy Claiborne, et ux., of record in Book 6032, Page 892, R.O.D.C. and being a portion of the same property conveyed to James H. Stein and wife, Charlene M. Stein, by deed from John T. Cheadle, Trustee, of record in Book 4736, page 935, R.O.D.C., Tennessee.

This is unimproved (X) improved ( ) property, known as ____ Highway 70 West, Nashville, TN, 37221
(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 Dennis James Hamm and Mary K. Pederson, their heirs and assigns forever. they covenant that they 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Dennis James Hamm and Mary K. Pederson, 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 Dennis James Hamm and Mary K. Pederson

do hereby transfer and convey unto John R. Cheadle, Sr., 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 Dennis James Hamm and Mary K. Pederson

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 the insurable value 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 Dennis James Hamm and Mary K. Pederson 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; if 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 trust 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 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 Dennis James Hamm and Mary K. Pederson, heir 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 John R. Cheadle, Sr., 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 James H. Stein and wife, Charlene M. Stein and Dennis James Hamm and Mary K. Pederson hereunto set our hands at Nashville, Tennessee, this the 16th day of December 1987

James H. Stein

Charlene M. Stein

Dennis James Hamm

Mary K Pederson

STATE OF TENNESSEE

DAVIDSON **County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Stein, Charlene M. Stein, Mary K. Pederson and Dennis James Hamm,

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 1987.

John R. Cheadle, Sr., Notary Public

Commission Expires 1-9-91

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

74-70

BOOK 7428 PAGE 353

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for 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 himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19 ____

_____, Notary Public.

Commission Expires _____

Maximum principal indebtedness for Tennessee Recording tax purposes is $15,396.00.

INSTALLMENT DEED

FROM
JAMES H. STEIN and wife,
CHARLENE M. STEIN

TO
MARY K. PEDERSON and
DENNIS JAMES HAMM

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Pederson and Dennis James Hamm (NAME)	Same (NAME)	Map 126
4301 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 102
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	and 108

THIS INSTRUMENT WAS PREPARED BY

Mr. John R. Cheadle, Sr.
Attorney at Law
129 Second Avenue, North
Nashville, TN 37201
(615) 254-1009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,000.00

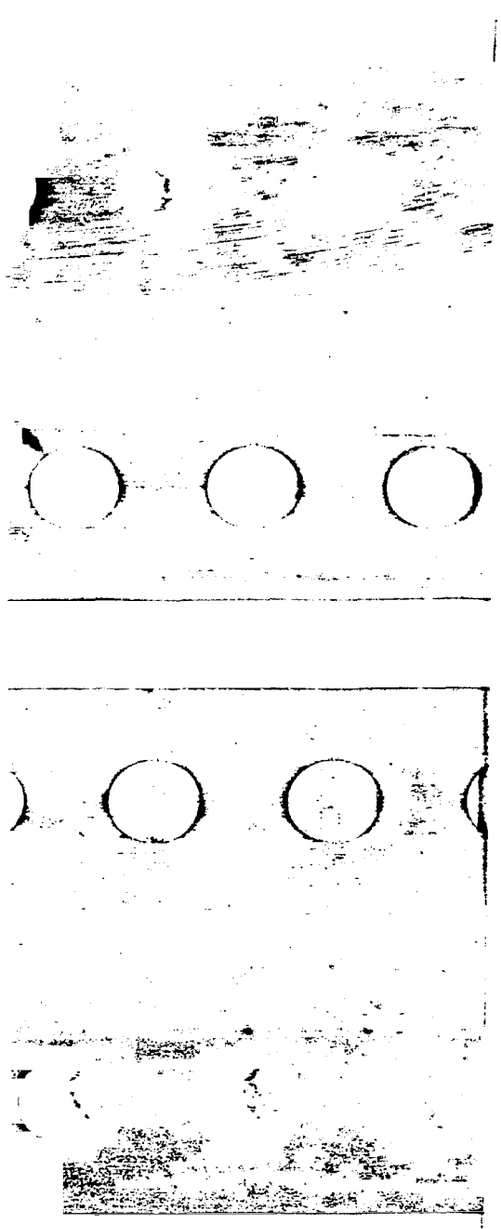
John R. Cheadle, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 87.

B. Edwards
Notary Public

MY ~~COMMISSION EXPIRES~~: Dep. Reg.

(AFFIX SEAL)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 354

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 18000.00
				MAMT 15369.00
				CON TX 50.40
				MOR TX 13.40
				PRFEE 0.50
				WDEED 12.00
				TOTAL 76.30
				CHECK 76.30
12/17/87	01			11:28 0001 0753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 2 7 8

IDENTIFI REFERENCE

DEC 17 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45937