"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $34,000 or ."

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

HOWARD C. DUKE

TO

RAY D. MUNDY and wife, NANCY MUNDY

For draftsman's use

Prepared by:

Harold E. Collins
Attorney at Law
4800 Charlotte Avenue
Nashville, TN 37209

BOOK 7612 PAGE 938

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Mundy, et ux (NAME)	Same (NAME)	Map 101
7523 LAKEVIEW DR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 127 Ja
NASHVILLE TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

53943

IDENTIFICATION REFERENCE

JUL 29 10 49 AM '88

FELIX Z. WHITE REGISTER DAVIDSON CO. TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 Ray Mundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1988.

Janice Jackson
Notary Public

MY COMMISSION EXPIRES: 4/12/92

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty-Five Thousand and no/100 ($35,000.00) 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 this date executed two promissory notes payable to Howard C. Duke, the first of which is in the principal amount of $22,000.00 payable in 180 monthly installments of $257.00 each which include interest at the rate of 11½% per annum with the first payment due and payable the 1st day of SEPTEMBER, 1988, and a like payment on the same day of each succeeding month thereafter until paid in full. The second note executed by grantees is in the principal amount of $12,000.00 payable on or before 5 years plus 11½% interest per annum payable to Howard C. Duke. All payments to be applied first to interest and the remainder to principal.

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,

I, Howard C. Duke, unmarried

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

Ray D. Mundy and wife, Nancy Mundy

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

For a legal description of the property to be conveyed see attached "Exhibit A" incorporated herewith.

0303 07/29 0101 03CHECK 161.80

unimproved (X)
This is improved ( ) property, known as ____ River Road, (House Number) (Street) Nashville, (P. O. Address:) TN (City or Town) 37209 (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 represenatives, 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 H. E. Collins 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 possesion 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 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 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 28TH day of JULY 19 88.

Howard C. Duke
HOWARD C. DUKE

Ray D. Mundy
RAY D. MUNDY

Nancy Mundy
NANCY MUNDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Howard C. Duke, Ray D. Mundy and Nancy Mundy 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 28TH day of JULY, 19 88.

Joyce Jackson Notary Public

Commission expires 11-10-89

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 _____

"EXHIBIT A"

Deed from Howard C. Duke
to Ray Mundy and wife, Nancy Mundy
5.35 acres more or less
River Road

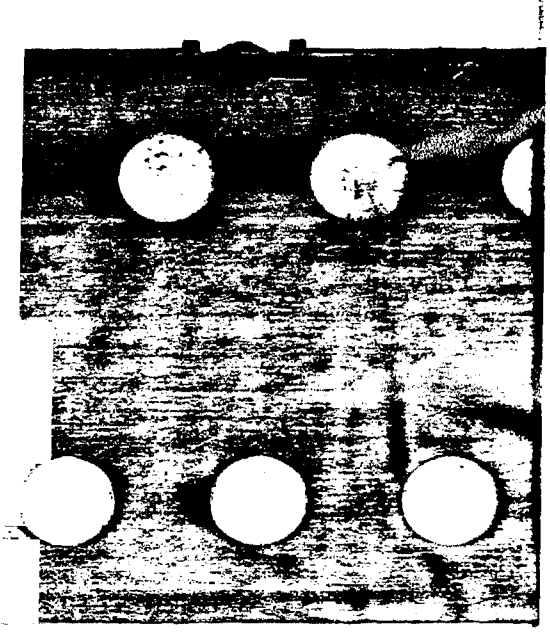
BOOK 7612 PAGE 940

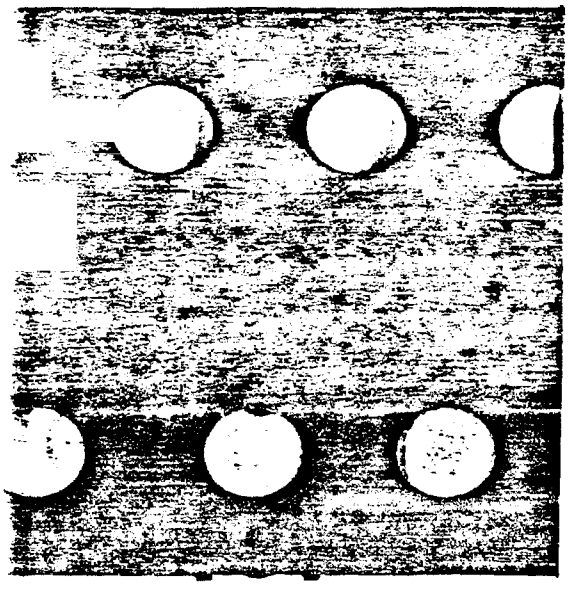
LAND in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly right-of-way of River Road, the same being the northeast corner of the Tandy Ladd, et ux property; thence along the right-of-way of said road S68 deg. 36'73"E. 94.36' to an iron pin; thence S65 deg. 34'46"E. 196.35' to an iron pin; thence S34 deg. 30'31"W. 477.29' to a hickory in fence; thence S46 deg. 22'40"W. 443.74' to a large red oak marked in fence; thence N72 deg. 35'21"W. 315.97' to an iron pin; thence N06 deg. 57'22"E. 252.99' to an iron pin; thence N89 deg. 57'22"E. 217.00' to an iron pin; thence N06 deg. 57"22'E. 183.00' to an iron pin; thence S76 deg. 02'38"E. 104.50' to an iron pin; thence S07 deg. 16'15"W. 160.08' to an iron pin; thence S50 deg. 38'57"E. 127.15' to an iron pin; thence S81 deg. 43'40"E 106.00' to an iron pin; thence N07 deg. 16'15"E. 571.98' to the point of beginning containing 5.35 acres more or less according to a survey of Randolph L. Chapdelaine dated 12-6-85.

BEING part of the same property and part of Tract II conveyed to Howard C. Duke by deed from Howard E. Walker and wife, Joyce E. Walker, of record in Book 5670, page 97, R.O.D.C., Tennessee.

Together with the above conveyance, an easement is hereby granted to Grantees, their heirs and assigns, over the southeasterly corner of the Ladd property as set forth in the survey of Randolph L.Chapdelaine dated 12-6-85.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 941

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	35000.00
			MAMT	34000.00
			CON TX	115.50
			MOR TX	36.80
			PRFEE	0.50
			WDEED	9.00
			TOTAL	161.80
			CHECK	161.80

07/29/98 01 10:51 0001 2503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53943

IDENTIFI REFERENCE

JUL 29 10 49 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118246