BOOK 7616 PAGE 908 File in Box # 4

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED #88-8-6 Form No. WD-4

FROM

BERNARD W. BARKLEY

TO

JERRY C. MALONE, JR.

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS
Suite 500, One Church St. Bldg.
Nashville, TN 37201

3106 08/03 0101 03CHECK 377.00

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JERRY C. MALONE, JR. (NAME)	BRIGHT MORTGAGE COMPANY (NAME)	Map 44-15
1013 Elliston Street (STREET ADDRESS OR ROUTE NUMBER)	2355 Stemmons Freeway (STREET ADDRESS)	Parcel 273
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75207 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

55283

IDENTIFICATION REFERENCE

Aug 3 10 55 AM '88

FELIX Z. WILKINS II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,000.00 Jerry C. Malone, Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1988.

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of THIRTY NINE THOUSAND AND 00/100----------($39,000.00)----------DOLLARS

of which $ 371.41 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his promissory note of even date herewith in the original principal sum of $38,628.59 payable in monthly installments of $371.41 each, including principal and interest at the rate of 11% per annum beginning September 1, 1988, balance due August 1, 1993. This Installment Deed is intended to be a "Wrap" Mortgage and is subject to Two (2) underlying Mortgages; namely, a First Mortgage held by Bright Mortgage Company secured by a Deed of Trust of record in Book 6023, Page 187, and assigned to Bright Mortgage Company by instrument of record in Book 7126, Page 819, and a Second

*(Continued on back)

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, BERNARD W. BARKLEY

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

JERRY C. MALONE, JR., unmarried

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

Land in Davidson County, Tennessee, being Lot No. 60 of Section D, on the Plan of E. I. DuPont de Nemours and Company Subdivision, known as Village of Old Hickory, as of record in Book 1424, Page 65, Register's Office for said County.

Said Lot No. 60 fronts 66 feet on the easterly side of Elliston Street and runs back between parallel lines 66.1 feet to a dead line in the rear measuring 66 feet thereon.

BEING the same property conveyed to Bernard W. Barkley, by Deed from Guy Dearmon, Jr., and wife, Shirley A. Dearmon, of record in Book 6114, Page 473, Register's Office for Davidson County, Tennessee.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $38,628.59."

** (Continued on Back)

This is unimproved ( ) improved (X) property, known as 1013 Elliston Street, Old Hickory, TN 37138
(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 Peter Weiss 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 $ 39,000.00 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 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 thereby, 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 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 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 2nd day of August, 19 88

Jerry C. Malone Jr.
JERRY C. MALONE, JR.

Bernard W. Barkley
BERNARD W. BARKLEY

Betty Barkley
BETTY BARKLEY

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 JERRY C. MALONE, JR., and BERNARD W. BARKLEY AND WIFE, BETTY BARKLEY 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 2nd day of August, 1988.

Peter Weiss
Notary Public

Commission expires 11/10/91

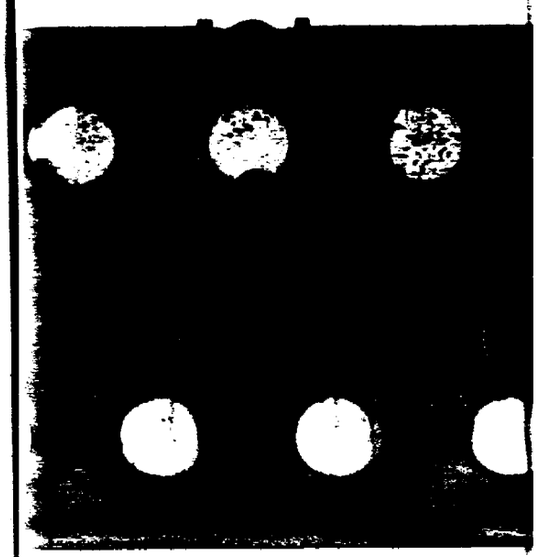
*(Continued from Front)
Mortgage held by Guy Dearmon, Jr., and wife, Shirley A. Dearmon, of record in Book 6114, Page 476, all of record in the Register's Office of Davidson County, Tennessee. The Grantor herein shall remain responsible and liable for all payments due and payable on said underlying Mortgages. Should the Grantor default on payment of the underlying Mortgages, the Grantee herein may pay any delinquent installments of the underlying Mortgages and deduct said payments for the Grantor's payment due under the terms of the Wrap Note.

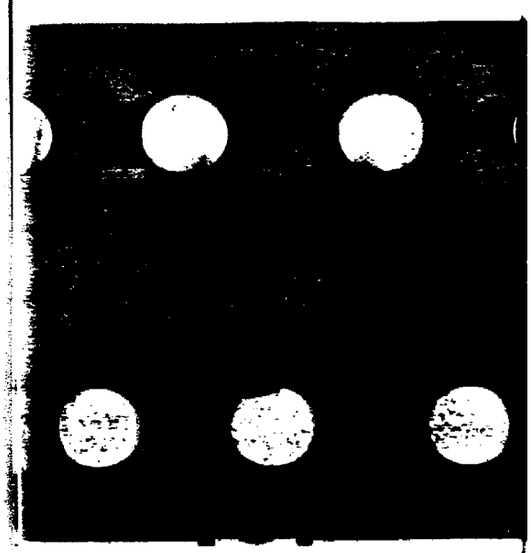
This Installment Deed and corresponding Note is not assumable nor may any interest in the subject property be conveyed subject to said Note and Installment Deed.

(Reference is made to said Note for Complete Terms and Conditions).

**(Continued from Front)
This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

Betty Barkley, wife of the above named Bernard W. Barkley, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7616 PAGE 910

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 39000.00
MAMT 38628.59
CON TX 128.70
MOR TX 42.11
PRFEE 0.50
WDEED 6.00
TOTAL 177.31
~~CHECK 177.31~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/88 01 10:59 0001 310

55283

IDENTIFICATION REFERENCE

AUG 3 10 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119705