This Instrument Prepared By:
Richard Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

New Owner Is:
Herbert G. Larson, et ux

Send Tax Bills To:
Herbert G. Larson, et ux
422 7th Avenue South
Nashville, TN 37203

Map 93-10
Par. 183 7W 00320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

Herbert G. Larson
Affiant

Subscribed and sworn to before me this 22 day of September, 19 88.

My commission expires: 5/13/89

Notary Public

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and no/100 - - - - - - - - - - - - - - (Dollars) ($ 30,000.00), of which Seven Thousand and no/100 - - - - - - - - - - Dollars ($ 7,000.00), has been paid in cash by the hereinafter named Grantees, the receipt of which by the hereinafter named Grantors, is hereby acknowledged and for the remainder, the said hereinafter named Grantees have executed one promissory note of even date herewith payable, with interest, as therein provided, to the order of the hereinafter named Grantors in sixty (60) consecutive monthly installments of $ 466.36 each, with the first installment due the 22nd day of October 19 88; said note provides for payment of attorney's fees, and to secure the payment of said note, principal and interest, attorney fees, and all obligations of Grantees hereinafter provided for, a lien is expressly retained on the land herein conveyed, we, CHARLES E. PORTER & WIFE, EUDORAH M. PORTER, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto HERBERT G. LARSON & WIFE, BEVERLY A. LARSON, hereinafter called Grantees, their heirs and assigns, certain real estate described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 45 on the Map of a Sub-division of Lot No. 24 of Wilson Springs Plan of

record in Minute Book "G", page 230, of the Chancery Court at Nashville and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, July 5, 1951 as follows: BEGINNING at a point in the east margin of 7th Avenue South as widened and located in connection with the Lafayette Street widening, said point being 273 feet south of the south margin of Shirley Street; thence north 75 deg. 12' east 61 feet to a point in the west line of what is called a private alley in deeds; thence south 21 deg. 09' east 48 feet to a point in an old wall; thence with said old wall, north 76 deg. 44' west 58 feet to the east margin of 7th Avenue South; thence with the margin of the same, north 25 deg. west 47 feet to the point of beginning.

Being the same property conveyed to Charles E. Porter and wife, Eudorah M. Porter, by deed from Guy M. McFarland and wife, Mabel McFarlan, of record in Book 5652, page 9, Register's Office, Davidson County, Tennessee.

Subject to all applicable easements and restrictions.

Taxes for the current year have been prorated and are assumed by the Grantees.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, Grantors 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.

Grantors further covenant and bind themselves and their assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

And now for the purpose of rendering court proceedings unnecessary for the enforcement of the lien herein retained by Grantors on the real estate hereinbefore described and to secure the prompt and faithful payment of the above described promissory note and to secure the prompt and faithful payment and performance by Grantees of their obligations as herein provided and further for the consideration of $1.00 to Grantees in hand paid, the receipt of which is hereby acknowledged, the Grantees do hereby transfer and convey unto Richard Dance, whose address is Suite 501, 501 Union Street, Nashville, Tennessee 37219, Trustee, his successors and assigns, the real estate

hereinbefore described with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid only.

Grantees further agree to keep the improvements on said real estate in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due and before date of delinquency; and in case Grantees fail to do either, then the said Trustee, or the lawful owner and holder of said note may do any or all of these things, and the sum or sums so expended shall be due and payable immediately without notice or demand and shall become a part of the indebtedness secured herein, and shall bear interest, at the rate provided for in the promissory note secured hereby or if no rate stated, then at the legal rate, from the date of such payment.

Now, if the Grantees shall pay the promissory note above described when due, according to its terms, and pay the taxes, and keep up repairs, as aforesaid, then this trust conveyance shall be of no further force or effect. But if Grantees fail to pay any installment, principal or interest, on said promissory note promptly when due, or if Grantees fail to pay taxes, or keep up repairs as herein provided, or if Grantees fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, or if Grantees fail to promptly pay and perform all other obligations herein provided, then this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said promissory note, the entire unpaid balance, principal and interest, due on said note shall immediately become due and payable, without notice or demand, and the said Trustee, or his successors in trust, is hereby authorized and empowered upon giving twenty (20) days' notice of the time, terms and location of said sale by three (3) publications in any newspaper, daily or weekly, published in the county wherein the real estate, or any part thereof, is situated, to sell said real estate at the courthouse door in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory redemption, homestead, dower and

all other exemptions and rights of every kind which are hereby expressly waived; and the said Trustee, or his successors in Trust, is authorized and empowered to execute and deliver to the purchaser a deed to the fee simple title to said real estate free from all claims, demands or rights of Grantees. The Grantor and/or holder of the note secured hereunder may bid at any sale under this trust conveyance. Grantees agree, that the Trustee may, at any time after default in the payment of said note, enter and take possession of said real estate and shall only account for the net rents actually received by him. Grantees further agree that, in the event the Trustee fails, before selling said real estate, as herein provided, to enter and take possession thereof, the purchaser shall be entitled, without notice, to immediate possession thereof, without demand and/or notice, upon the delivery to him by the Trustee of a deed for said real estate. Right to possession of the premises may be enforced by unlawful detainer action without notice. 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, including a reasonable Trustee's fee; also reasonable attorney's fees for advice in the premises, and representing the Trustee, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement or protection of said lien; also the expenses of any such litigation;

2nd. To the payment of said promissory note herein secured, and any and all sums expended in the protection of said property;

3rd. The residue, if any, will be paid to Grantees, their representatives or assigns.

Should the Trustee herein specifically named be unable to execute the foregoing trust because of death, disability, resignation or any other cause, or should the holder of the note herein secured desire that another or different trustee act hereunder, then the holder of said note herein secured is hereby authorized and empowered to name and appoint, successor trustees

to execute this trust and the title herein conveyed to the above specifically named trustee shall be vested in all successors.

Grantees agree to pay all cost, including attorney's fee, incurred by the holder of the promissory note secured hereby in recording, protecting, preserving, defending, enforcing or releasing the lien of this instrument plus all costs, including attorney's fee, incurred by Grantors in defending and/or attending to any claim or action in which Grantors or the Trustee are named because of this instrument.

The Trustees acting hereunder shall execute this trust without being required to give bond, and said Trustees shall not be required to file any account or settlement in relation to this trusteeship.

Grantees shall not sell or convey the herein described real estate or any interest therein, without the Grantors' prior written approval, and Grantees agree that any such sale or conveyance of said real estate without Grantors' prior written consent shall constitute a default herein and in the Promissory Note secured hereby.

IN WITNESS WHEREOF, the Grantors and Grantees have executed this Deed, on this the 22nd day of September, 19 88.

GRANTEES:

Herbert G. Larson

Beverly A. Larson

GRANTORS:

Charles E. Porter

Eudorah M. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES E. PORTER & WIFE, EUDORAH M. PORTER, the within named bargainor(s), 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 office, this the 22nd day of September, 19 88.

My Commission Expires: 5/13/89

Peggy J. Ratliff
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, HERBERT G. LARSON & WIFE, BEVERLY A. LARSON, the within named bargainor(s), 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.

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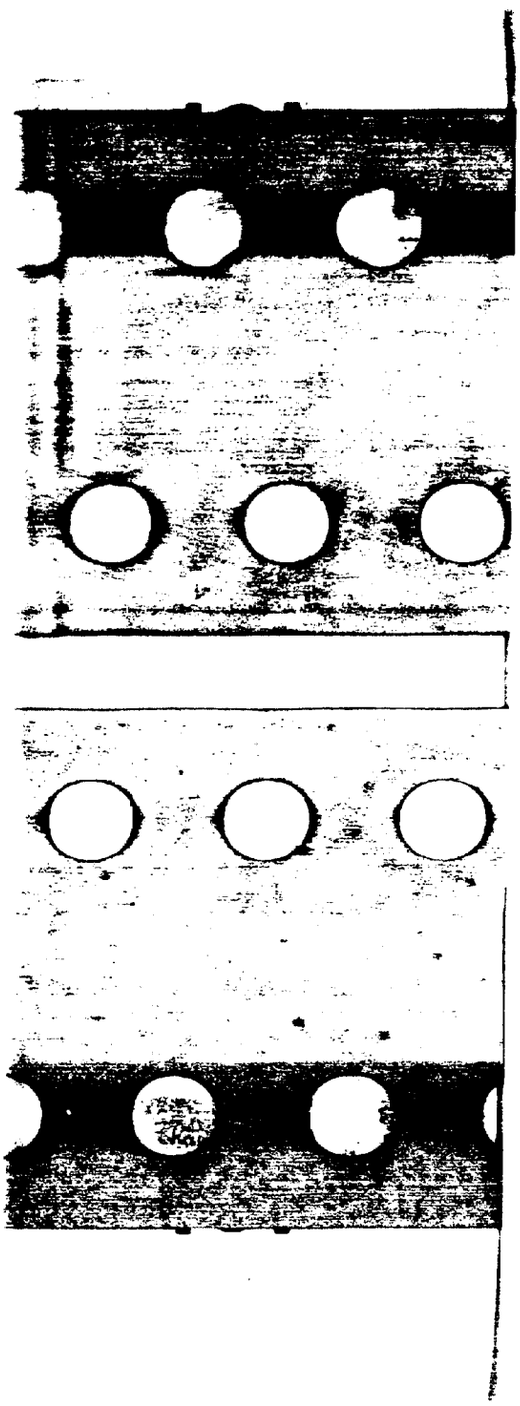
My Commission Expires: 5/13/89

Peggy J. Ratliff
Notary Public

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $33,000."

7.0204

Sep 23 8 50 AM '88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 625

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	30000.00
MAMT	23000.00
CON TX	99.00
MOR TX	24.15
PRFEE	0.50
WDEED	18.00
TOTAL	141.65
CHECK	141.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/88 01 08:52 0001 0088

7.0204

IDENTIFICATION REFERENCE

SEP 23 8 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137072