This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

Charles J. Sanders, Jr.

TO

William R. Stejskal

For draftsman's use

BOOK 7675 PAGE 968

PREPARED BY:

William S. Hofstetter
Attorney at Law
P.O. Box 150231
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Stejskal (NAME)	Same (NAME)	Map 117-3B
5721 Stoneway Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

7559b

TENN-TEE REFERENCE

OCT 12 3 28 PM '88

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00 William R. Stejskal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept 1988.

Notary Public

MY COMMISSION EXPIRES: 9/4/89

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Forty-Two Thousand and no/100 ($42,000.00) DOLLARS, of which $ 4,200.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and the remainder the said grantees

have executed their joint promissory note of even date herewith in the principal sum of $37,800.00, payable to the order Grantee, according to its terms.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $37,800.00"

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,

we, Charles J. Sanders, Jr. and wife, Aileen Sanders,

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

William R. Stejskal and wife, Ramona F. Stejskal

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-8, Parcel No. 87, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Charles J. Sanders, Jr., by two deeds, one of record in Book 6628, page 288, the other in Book 7005, page 797, in said Register's Office.

This conveyance is made subject to (a) property taxes for 1988, which have been prorated and for which Grantee will be responsible, (b) the matters contained in the instruments recorded in Book 5434, page 665, Book 5452, page 419 and Book 5487, page 967, all in said Register's Office, and (c) the matters shown on said plan.

Aileen Sanders joins in the execution of this deed only for the purpose of conveying such marital rights as she may have, if any, in and to said property.

This is [ ] unimproved [X] improved property, known as 2601 Hillsboro Road, F-8 Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zon

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 grantors herein do hereby transfer and convey unto H. G. Hofstetter Trustee, his successors and assigns, the real estate hereinabefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantors 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 $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 thereby, the same to bear interest from the date of such payment. Now, if we, the said grantors, 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, homestead, dower 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 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 September 19 88.

X Charles J. Sanders Jr. — William R. Stejskal

X Aileen Sanders — Ramona F. Stejskal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H S Hofstetter, a Notary Public in and for said County and State, the within named William R. Stejskal and Ramona F. Stejskal, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

6264 10/12 0:01 USCHECK 136.27

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 19 88

H S Hofstetter, Notary Public

Commission expires 9/2/89

H. S. HOFSTETTER NOTARY PUBLIC TENN

STATE OF FLORIDA
County of COLLIER

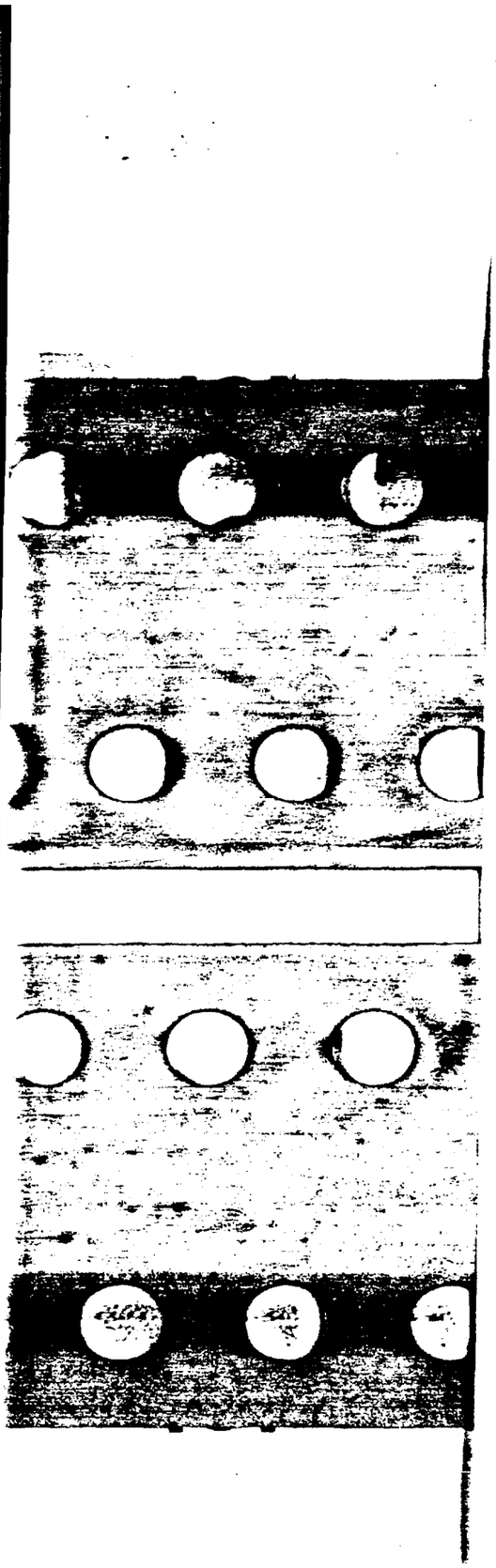
Personally appeared before me, Linda J. Riley, a Notary Public in and for said County and State, the within named Charles J. Sanders Jr. and Aileen Sanders, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Naples Florida this 28th day of September, 19 88

Linda J. Riley, Notary Public

Commission Expires NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. SEPT 8,1989 BONDED THRU GENERAL INS. UND.

LINDA J RILEY NOTARY PUBLIC STATE OF FLORIDA



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7675 PAGE 970

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	42000.00
MAMT	37800.00
CON TX	138.60
MOR TX	41.17
PRFEE	0.50
MISC	6.00
TOTAL	186.27
CHECK	186.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/12/88 01 15:33 0001 6264

75596

IDENTIFICATION REFERENCE

OCT 12 3 28 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143067