Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
George Gordon and wife,
Shirley Gordon
1515 12th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP 81-16
Parcel 84
02W 21625

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTEEN THOUSAND ($18,000.00) DOLLARS, of which **FOUR THOUSAND ($4,000.00) DOLLARS,** has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder **FOURTEEN THOUSAND ($14,000.00) DOLLARS, GEORGE GORDON** and wife, **SHIRLEY GORDON** have executed

ONE INSTALLMENT DEED NOTE

IN THE AMOUNT OF **FOURTEEN THOUSAND ($14,000.00) DOLLARS,** at **TEN PERCENT (10%) INTEREST PER ANNUM,** payable to **BARBARA BAKER,** dated October 14, 1988, providing for monthly installment payments, beginning on the 15th day of November, 1988, in the amount of **TWO HUNDRED THIRTY TWO DOLLARS AND FORTY TWO CENTS ($232.42),** and continuing thereafter on the 15th day of each following month for 83 months, with the last and final payment (84) being due on the 15th day of October, 1995, in the amount of **TWO HUNDRED THRITY TWO DOLLARS AND TWO CENTS ($232.02).**

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $14,000.00.

AND providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, BARBARA BAKER (GRANTOR), has this day bargained and sold, and by these presents does transfer and convey unto the said GEORGE GORDON and wife, SHIRLEY GORDON, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of a 5 acre lot marked "SCOTT LOT" on the Plan of D.T. McGavock's & Others Addition, as of record in Book 21, page 41, Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin of 12th Avenue North, at a point 27 feet from the southeasterly corner of Cunninggin and Bourne's 187 foot lot, said point of beginning being the southeasterly corner of a lot conveyed to W.T. Selley and wife, to Ernest Howard, running thence southerly with the westerly margin of said 12th Avenue North, 50 feet; thence westerly along a line parallel to the southerly line of said Ernest Howard's lot 154 feet more or less to an alley; thence with said alley, northerly 48 feet more or less to said Howard's southwesterly corner; thence with his southerly line, easterly 154 feet more or less to the beginning.

BEING the same property conveyed to Barbara Baker by deed from Bernice H. Frierson, a widow, of record in Book 7675, Page 79, Register's Office for Davidson County, Tennessee.

TO have and to hold the said tracts and parcels of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

AND now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary Court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said GEORGE GORDON and wife, SHIRLEY GORDON, hereinafter referred to as trustors, hereby transfer and convey unto GEORGE H. THOMPSON, III, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the amount of $14,000.00, or at least the maximum insurable value of the property, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee shall be allowed, and be payable by trustor upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

NOW, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof 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 equity of redemption, statutory right of redemption, homestead and all other exemptions and rights 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take possession hereof, 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 such litigation.

2nd - To the payment of all taxes which may be unpaid on said premises.

3rd - To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

THE words "TRUSTORS" when used herein shall apply to parties both singular and plural.

WITNESS our hands this 14th day of October, 1988.

Barbara Baker
BARBARA BAKER

X
GEORGE GORDON

Monica A Edwards
Comb y Howard
Witnessed his mark:

Shirley Gordon
SHIRLEY GORDON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA BAKER** and **GEORGE GORDON** and wife, **SHIRLEY GORDON**, 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, Davidson County, Tennessee, this 14th day of October, 1988.

Monica A Edwards
NOTARY PUBLIC My Commission Expires: 1/21/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

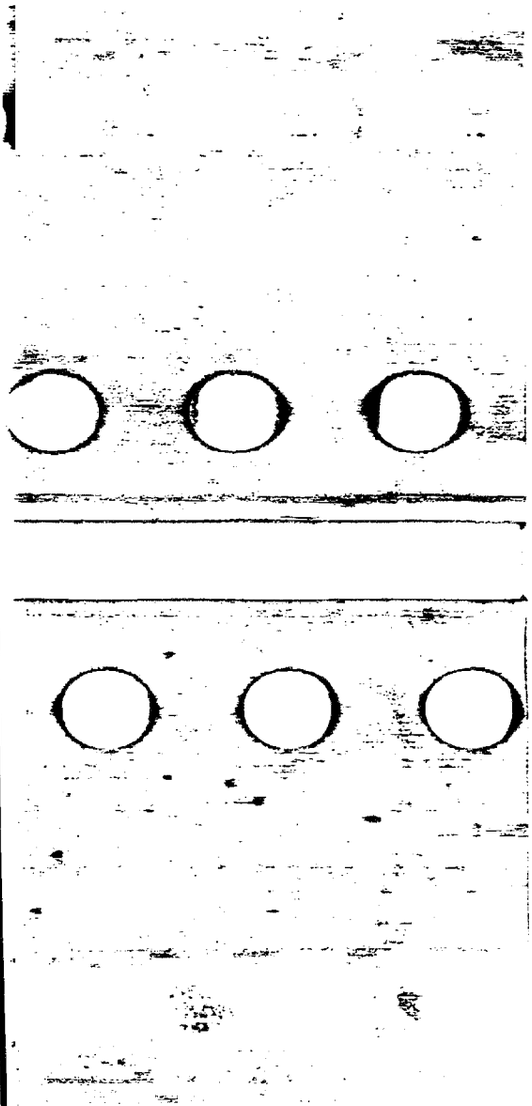
The actual consideration for this transfer or value of property (whichever is greater) is **EIGHTEEN THOUSAND ($18,000.00) DOLLARS.** This is equal to or greater than the amount the property would bring at a fair and voluntary sale.

Barbara Baker
AFFIANT

SWORN to and **SUBSCRIBED** before me this 14th day of October, 1988.

Monica A Edwards
NOTARY PUBLIC My Commission Expires: 1/21/90

RUSH
OCT 14 3 23 PM 88
FELIX J. WHITE REGISTER DAVIDSON COUNTY TENN
10/14 0108 03CHECK
IDENTIFICATION REFERENCE
7.6 3 7 2.
82.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 109

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	14000.00
CON TX	59.40
MOR TX	13.80
PRFEE	0.50
WDEED	9.00
TOTAL	82.70
CHECK	82.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/88 01 15:18 0001 7146

7.6372

IDENTIFICATION REFERENCE

Oct 14 3 13 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143936