BOOK 7701 PAGE 838 Bat 20

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Frank R. Neal, et. ux.

TO

William E. Mangas, unmarried

For draftsman's use

PREPARED BY: Rick M. Johnson*
3221 Nolensville Road
Suite 1
Nashville, TN 37211
*from information provided by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Mangas (NAME)	S.A.M.E. (NAME)	Map 119-13
3102 Harlin Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 28
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA 36490

(FOR REGISTER'S USE)

8463 8

TENNESSEE REFERENCE

Nov 11 11 21 AM '88

DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,000 William E. Mangas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 1988

Houston E. Hill
Notary Public

MY COMMISSION EXPIRES: 9/26/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Twenty-three Thousand and no/100 ($23,000.00) DOLLARS

of which $ 4,000.00 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 executed an installment deed note in the principal amount of Nineteen Thousand and no/100 ($19,000.00) payable to the order of Frank R. Neal and wife, Dorthia Neal, said note being payable in 60 consecutive monthly installments of $251.10 each, with the first installment being due and payable on December 8th, 1988, and thereafter on the same day of each succeeding month, a like amount is due and payable until the entire amount, both principal and interest, has been paid in full. On the 61st payment, the 1st day of November, 1993, the entire remaining balance of $11,818.00 will become due and payable. Said note bears interest at the rate of ten (10%) percent per annum and interest is included in said installments.

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,

Frank R. Neal and wife, Dorthia Neal

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

William E. Mangas, unmarried

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

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 19,000.00

Land in Davidson County, Tennessee, being Lot No. 28, on the plan showing an addition and a revision of Lot Nos. 93, 94, 95, 96 and 97 of the H. C. McNabb Subdivision as of record in plan book 1130, page 79, Register's Office for said County.

Said Lot No. 28 fronts 75 feet on easterly side of Harlin Drive and runs back between lines 172.8 feet on North line and 171.4 feet on South line to a dead line on which it measures 75 feet.

Being the same property conveyed to Frank R. Neal and wife, Dorthia Neal by deed from Cecil Edward May and wife, Sheryl Baucom Petty May of record in Book 6585, Page 926, said Register's Office for Davidson, Tennessee.

The holder and grantor herein agree that this note cannot be assumed, transferred or otherwise conveyed to another purchaser without written permission of the holder. If said property is conveyed to another person without written permission of the holder, the holder can call this note at once due and payable.

This is unimproved ( ) improved (X) property, known as 3102 Harlin Drive, Nashville, TN 37211
(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 _____ 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 $ _____ 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, 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 8th day of November 19 88.

x Frank R Neal
FRANK R. NEAL

x Dorthia Neal
DORTHIA NEAL

William E Mangas
WILLIAM E. MANGAS, UNMARRIED

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 Frank R. Neal and wife, Dorthia Neal and William E. Mangas, unmarried.

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 8th day of November, 19 88.

Houston E Hill
Notary Public

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6922 11/11 0101 03CHECK 101.95

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 _____.

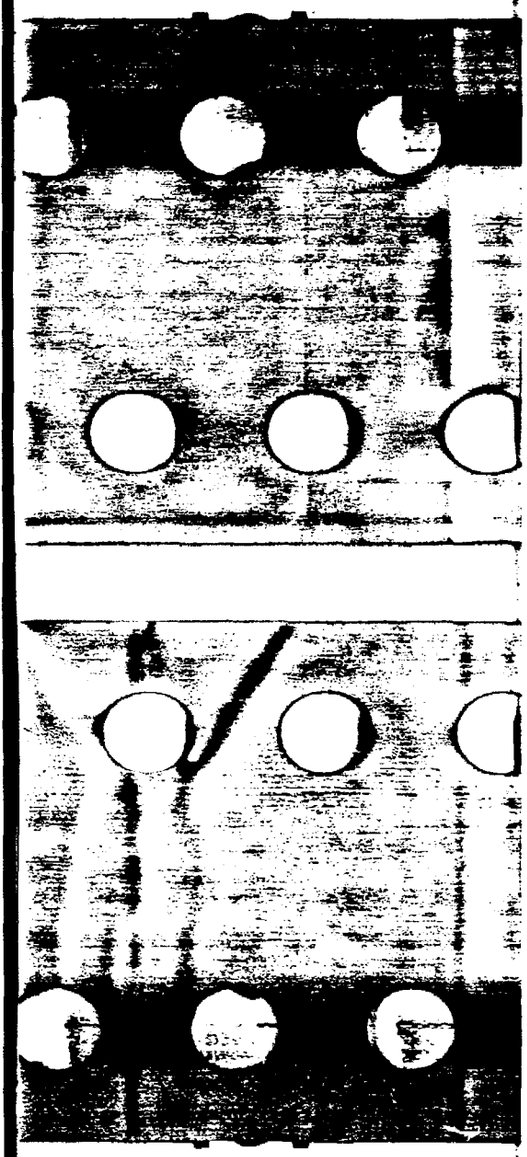
Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

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RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY WHEN RECEIVED
THIS DOCUMENT WAS FILMED IN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7701 PAGE 840

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 23000.00
MAMT 19000.00
CON TX 75.90
MOR TX 19.55
PRFEE 0.50
WDEED 6.00
TOTAL 101.95
CHECK 101.95

11/11/88 01 11:24 0001 6922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4 8.3 8

IDENTIFICATION REFERENCE

Nov 11 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 153489