INSTALLMENT DEED

For and in Consideration of the sum of $85,000.00

Eighty-five thousand and no/100 Dollars,

of which $10.00 Ten and no/100 Dollars,

has been paid in cash by Patrick Joseph McRedmond,

the receipt of which is hereby acknowledged, and for the remainder $84,990.00

Eighty-four thousand Nine hundred Ninety and no/100 Dollars,

the said Patrick Joseph McRedmond, has

agreed to assume the balance due in the amount of $10,175.47 secured by a certain deed of trust of record in Book 3806, page 455, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company the payment of a note in the original principal amount of $19,800.00 and for the balance due in the amount of $74,814.53, the grantee has executed a note of even date payable one year from date with interest at the rate of 5½%.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed,

we, Michael J. Pigott, and wife, Sharon M. Pigott

have this day bargained and sold, and do hereby transfer and convey unto the said Patrick Joseph McRedmond, his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5D-41, on the Plan of Section 5-D, Glengarry Park, as of record in Book 3600, page 36, Register's Office for said County.

Said Lot No. 5D-41 fronts 92 feet on the westerly side of Winthorne Drive and runs back 157.6 feet on the northerly line and 168 feet on the southerly line, to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to Michael J. Pigott, and wife, Sharon M. Pigott by deed from Patrick Joseph McRedmond, , and wife, Ellen Dianne McRedmond, of record in Book 5238, page 971, Register's Office for Davidon County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1321 Winthorne Drive, Nashville, Tn
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Patrick Joseph McRedmond, heirs and assigns forever we covenant that we 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 said real estate to said Patrick Joseph McRedmond, his 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, , the said Patrick Joseph McRedmond,

do hereby transfer and convey unto George P. Linebaugh, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Patrick Joseph McRedmond,

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 the 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.

I 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 I 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 I, the said Patrick Joseph McRedmond, 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 I 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; I 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 trust conveyance. I 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. I 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 me, Patrick Joseph McRedmond, 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 George P. Linebaugh, Jr., Trustee, shall be vested in said successor.

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 Michael J. Pigott, and wife, Sharon M. Pigott and Patrick Joseph McRedmond, hereunto set our hands at Davidson County, Tennessee, this the 10th day of November 1988

Michael J. Pigott
MICHAEL J. PIGOTT

Sharon M. Pigott
SHARON M. PIGOTT

Patrick Joseph McRedmond
PATRICK JOSEPH MCREDMOND, JR.

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Pigott, and wife, Sharon M. Pigott and Patrick Joseph McRedmond,

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November 1988

Cheryl L. Chaffin
Notary Public.

Commission Expires 7-13-91

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for 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 himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

BOOK 7707 PAGE 281

RUSH

FEE 2 MISC REGISTER
DAVIDSON COUNTY, TN
NOV 18 4 29 PM '88

IDENTIFICATION REFERENCE

8.6.7.4.8

INSTALLMENT DEED

FROM
Michael J. Pigott, and wife,

Sharon M. Pigott

TO
Patrick Joseph McRedmond,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

"Maximum Principal Indebtedness for Tax Purposes is $74,814.53"

9187 11/18 0101 03CHECK 376.74

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Joseph McRedmond, (NAME)	same (NAME)	120-9
903 Massman Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	154
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

George P. Linebaugh, Jr.
Attorney
213 Third Ave. North
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

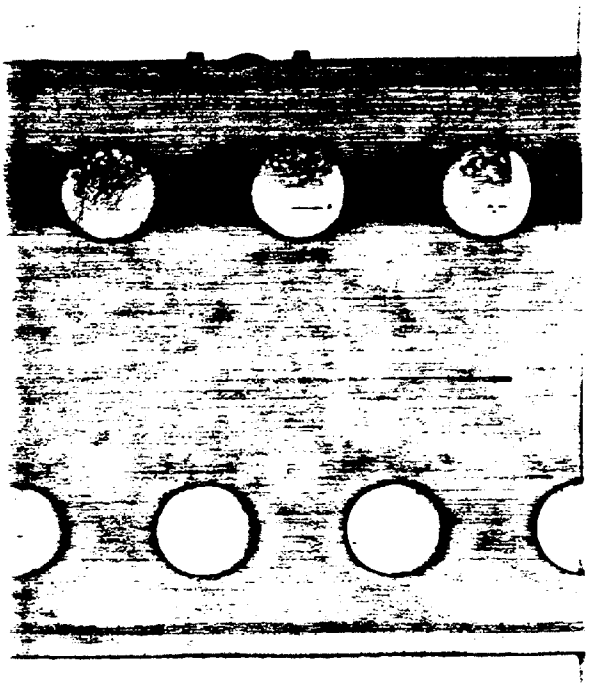
$ 85,000.00 M. J. Pigott
Affiant

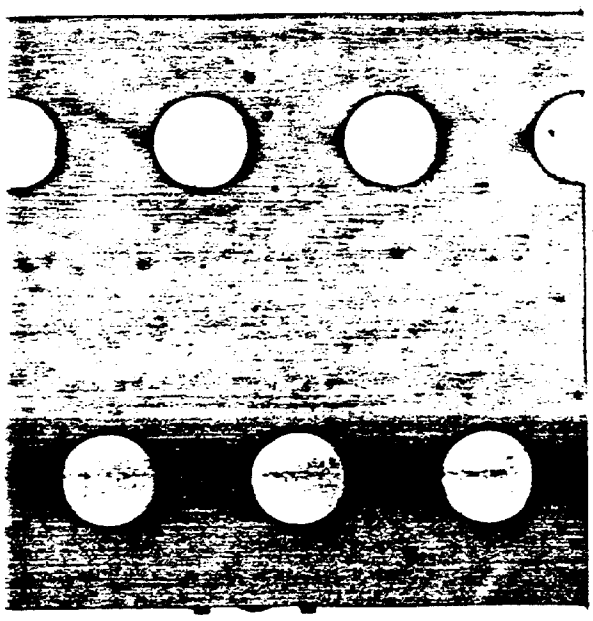
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 1988.

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)





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

RECEIVED OF _____

FOR _____

BOOK 7707 PAGE 282

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 85000.00	
			MAMT 74814.53	
			CON TX 280.50	
			MOR TX 83.74	
			PRFEE 0.50	
			WDEED 12.00	
			TOTAL 376.74	
			CHECK 376.74	
11/18/88	01		13:30 0001	9187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.7.4.8

IDENTIFICATION REFERENCE

NOV 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155733