ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Cabrina B.Dunn & RVB,Pounders,III (NAME)	F. Pounders (NAME)	Map 4
8395 Riley Adcock Road (STREET ADDRESS OR ROUTE NUMBER)	939 Woodland St. (STREET ADDRESS)	Parcel 110
Joelton, Tennessee 37080 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37206 (CITY) (ZONE) (STATE)	14D-35458

INSTALLMENT DEED

BOOK 7719 PAGE 694

FOR AND IN CONSIDERATION OF the sum of Twenty-seven thousand three hundred seven dollars and 81 cents.----------($27,307.81---------- DOLLARS

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees hereby assume and agree to pay the mortgage held by Jimmy and Sheila Randall, which is same mortgage held by Joseph B. and Betty L. Darnell of record in Book 6295, page 861.ROD, Davidson County, consisting of 10% simple interest with notes of $214.93 per month. Loan balance as of March 1, 1988 will be 17,307.81.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $17,307.81."

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.

Jimmy and Sheila Randall hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Cabrina Bartolini Dunn and Robert Vance Benjamin Pounders,III herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Three acres more or less, land being in Davidson County, Tennessee Beginning at a point on the west margin of Riley Adcock Road, Same being the northwest corner of this tract and the southwest corner of the Betty Darnell property as recorded in Book 4030, page 108,ROD,Davidson County,Tennessee; thence leaving the road and with the south line of the Darnell property for two calls(note this survey reflects a correction in the bearing of the south line of the Darnell property as shown on deed and a plat of a survey by Donald Fortner dated September 6, 1973, wherein he calls for the two bearing to be northeast,instead of southeast as shown herein) S79*21'E349.18ft to an iron pin; thence S77*28'E283.19 ft., passing Darnell southeast corner at 183.19ft. to an iron pin near a fence line; thence S30*W220.0ft. to an iron pin; thence N77*15' W 630.0 feet to an iron pin on east margin of Riley Adcock Road; thence with the East margin of the Road N30* E210.0 ft. to the point of beginning, containing 3.00 acres. Being same property conveyed to Clyde Darden and wife, Patricia Darden by deed from Joseph B. Darnell and wife, Betty L. Darnell of record in Book 6295, page 858,ROD; Being same property conveyed to JImmy and Sheila Randall by deed from Joseph B. and Betty L. Darnell of record as recorded in Book 6495, page 578,ROD, Davidson County,Tn.

This is improved ( ) unimproved (X) property known as 8395 (House Number) Riley Adcock Road (Street) Joelton, Tn. (P. O. Address:) 37080 (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 convenant 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 grantors 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 $ n/a 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 ereditor 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:

RECORDERS MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 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 22nd day of February 19 88.

Sheila F. Randall — Robert Vance Benjamin Pounders III

Jimmy Randall — Cabrina B. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 27,307.81

Robert Vance Benjamin Pounders III
Affiant

Subscribed and sworn to before me, this the 22nd day of February 19 88

My commission expires 4-17-88 (Affix Seal)

Frances Pounders
Notary Public

NOTARY PUBLIC FRANCES POUNDERS DAVIDSON

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 Jimmy Randall and wife, Sheila Randall the bargainor S, 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 Nashville, Tennessee this 22nd day of February 19 88

Commission Expires 4-17-88

Frances Pounders, Notary Public.

take as is

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, FRANCES POUNDERS, a Notary Public of the State and County aforesaid, personally appeared BOTH (4) BUYERS & SELLERS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be JIMMY & SHEILA RANDALL & BUYERS - CABRINA B DUNN & ROBERT V.B. POUNDERS, III of the

the within named bargainor, a corporation, and that be as such being authorised so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

Witness my hand and seal, at office in NASHVILLE, DAVIDSON COUNTY, TENN. this 22nd day of FEBRUARY 19 88

Commission Expires 4-17-88

Frances Pounders
Notary Public

NOTARY PUBLIC FRANCES POUNDERS DAVIDSON

This instrument was prepared by:

F. POUNDERS - 939 WOODLAND ST. 37206

Name Address

INSTALLMENT DEED

From Jimmy Randall and Wife, Sheila Randall

To Cabrina Bartolini Dunn and Robert Vance Benjamin Pounders, III

90793

IDENTIFICATION REFERENCE

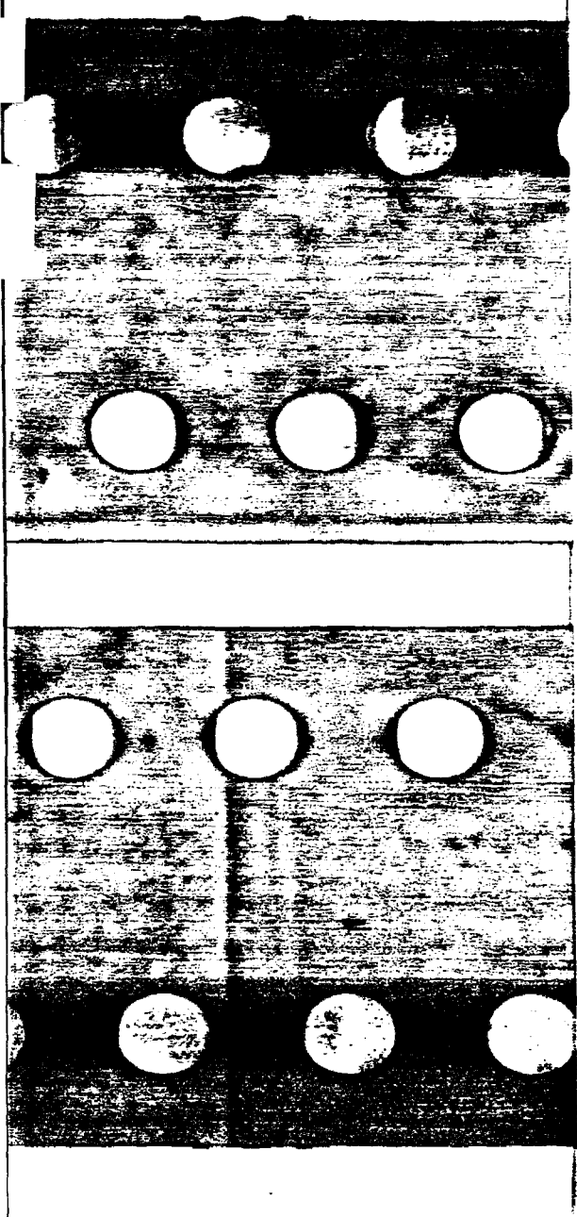
Dec 5 1 05 PM '88

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN

4206 12/05 0101 CHECK 114.1

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005-HESSEY 8.1.75



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

RECEIVED OF _____

FOR _____

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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	27307.81
MAMT	17307.81
CON TX	90.09
MOR TX	17.60
PRFEE	0.50
WDEED	6.00
TOTAL	114.19
CHECK	114.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4206

9.07.93

IDENTIFICATION REFERENCE

Dec 5 11 45 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160429