ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James S. F. Boyd (NAME)	New Owner (NAME)	Map 93-15
803 Third Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 30
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FB #13W-8815

INSTALLMENT DEED

BOOK 7767 PAGE 16

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand & 00/100 ($70,000.00) ---------- 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 have executed their promissory note of even date herewith in the principal amount of $60,000.00, payable to Dotty B. Shaw, bearing interest at the rate of twelve per cent (12%) per annum, and providing for payment of principal and interest in 120 consecutive monthly installments commencing March 1, 1989, with final payment due February 1, 1999,

RUSH

Feb 6 1 55 PM '89

07047

4903 02/06 0101 03CHECK 304.20

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.

I, DOTTY B. SHAW, unmarried,

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

JAMES S.F. BOYD and wife, LINDA G. BOYD,

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

Beginning at a point at the West side of South College Street, now known as Third Avenue, South 16 feet South of Ash Street, and fronting 36 feet on said street or avenue and running back westwardly between parallel lines, 90 feet, more or less, and being the property conveyed to said William Hunter by Thomas S. Weaver, Clerk and Master by deed registered in Book 196, page 411, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dotty B. Shaw by deed from Shaw & Shaw, a partnership, of record in Book 6005, page 443, said Register's Office.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $60,000.00.

This conveyance is made subject to taxes for 1988 and 1989, the payment of which grantees assume.

This is improved (X) unimproved ( ) property known as 803 Third Avenue South, Nashville, TN 37210 (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 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, except by taxes as above shown.

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 John J. Archer, 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 $ full 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 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 1st day of February 19 89.

James S. F. Boyd
JAMES S. F. BOYD

Dotty B. Shaw
DOTTY B. SHAW

Linda G. Boyd
LINDA G. BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

James S. F. Boyd
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 19 89

My commission expires 11-12-89 (Affix Seal)

William H. Cameron
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM H. CAMERON, a Notary Public in and for said County and State, the within named Dotty B. Shaw, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of FEBRUARY, 19 89

Commission Expires 11-12-89 William H. Cameron Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William H. CAMERON, a Notary Public in and for said County and State, the within named James S. F. Boyd and wife, Linda G. Boyd, the bargainor, 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 3rd day of February, 19 89

Commission Expires 11-12-89 William H. Cameron Notary Public.

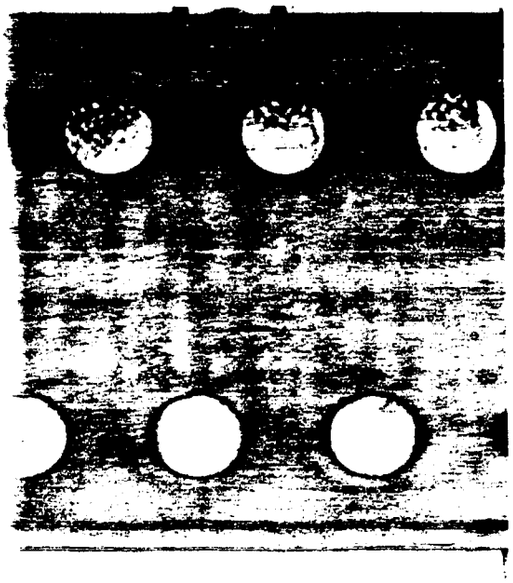
THIS INSTRUMENT WAS PREPARED BY REBECCA THOMAS, ATTORNEY
300 JAMES ROBERTSON PARKWAY, NASHVILLE, TENNESSEE 37201

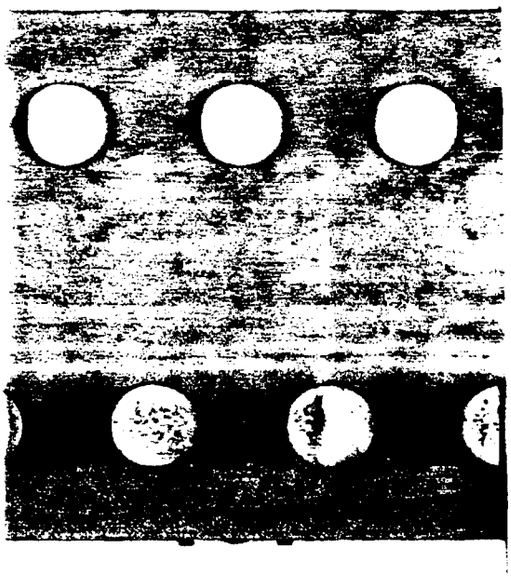
INSTALLMENT DEED

FROM DOTTY B. SHAW

TO JAMES S. F. BOYD, ET UX,

Published by
Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
FORM NO 1005 HESSEY 4-1-73





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7767 PAGE 18

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	70000.00
MAMT	60000.00
CON TX	231.00
MOR TX	66.70
PRFEE	0.50
WDEED	6.00
TOTAL	304.20
CHECK	304.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/06/89 01 13:57 0001 4903

07047

IDENTIFICATION REFERENCE

FEB 6 1 55 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 179402