INSTALLMENT DEED

For and in Consideration of the sum of Twelve- Thousand and No/100 Dollars (\$12,000.00) -

of which One Thousand and No/100 Dollars (\$1,000.00) - - - - - - - -

has been paid in cash by William E. Brewer - - - - - - - - - - - - - - - - - -

the receipt of which is hereby acknowledged, and for the remainder in the amount of - - -

Eleven Thousand and No/100 (\$11,000.00) - - - - - - - - - - - - - - Dollars,

the said William E. Brewer - has executed a deed of trust note in said latter amount, of even date herewith, payable to C. Michael Evans, and payable in equal monthly installments of One Hundred Forty-Five and 42/100 Dollars (\$145.42) each, beginning on the 7th day of March, 1989, and thereafter a like amount on the 7th day of each succeeding month, and the remaining balance of said principal sum on the 7th day of February, 1994. Said payments to be applied first to the payment of interest at the rate of 10% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of principal sum, until the entire amount, both principal and interst has been paid in full;

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, I, C. Michael Evans, - - - - - - - - - - - - - -

- -

have this day bargained and sold, and do hereby transfer and convey unto the said - - - - - - - - -

William E. Brewer, - - - - - - - - - - - - - - - - - - - his heirs and assigns,

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

Being Lot No. 41 in Burns Subdivision of Maxeys Addition to Brownsville as of record in Book 161, Page 98, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the east side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to C. Michael Evans by deed from R. C. Cox and wife, Rose Cox, of record in Book 6797, Page 575, Register's Office for said County.

BONNIE L. BREWER, the wife of William E. Brewer, joins in the signing or execution of this deed or instrument for the sole purpose of conveying any interest, legal or equitable, she may have in said realty because of her marital rights.

Recording Tax Purposes is \$11,000.00"

This is improved (X) property known as 2131 Burns Avenue, Nashville, Tenn. 37206
(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 William E. Brewer, his heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said William E. Brewer, 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 me in hand paid, I, the said William E. Brewer, do hereby transfer and convey unto Spiller Campbell, Jr., 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 William E. Brewer, 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 do 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 William E. Brewer, 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; If 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 William E. Brewer, his 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 Spiller Campbell, 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 C. Michael Evans and William E. Brewer and wife,

hereunto set our hands at Nashville, Tennessee, this the 7th day of Feb. 1989

C. Michael Evans

William E. Brewer

Bonnie L. Brewer

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, Patricia N McCoy, a Notary Public in and for said County and State, the within named C. Michael Evans, William E. Brewer and wife, Bonnie L Brewer

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 7th day of February, 19 89

Patricia N McCoy, Notary Public

Commission Expires July 13, 1991

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 _____

5742 02/08 0101 03CHECK 62.45

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FEB 8 2 50 PM '89

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Brewer (NAME)	same as new owner (NAME)	Map 72-15
4792 Whites Creek Pk., (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 55
Whites Creek, Tn.37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DA 32490

THIS INSTRUMENT WAS PREPARED BY

Spiller Campbell, Jr., Atty.,
504 Stahlman Bldg.,
Nashville, Tenn. 37201
Pho: 244-7631

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

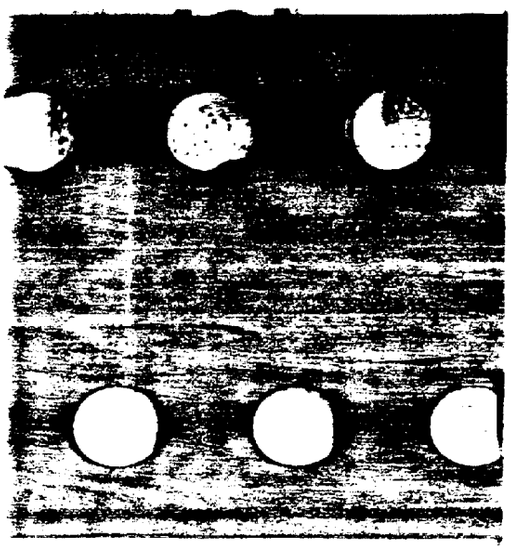
$ 12,000.00 William E. Brewer
Affiant

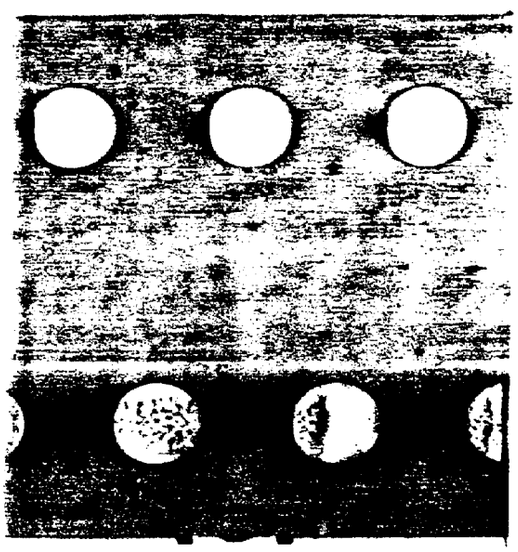
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 89.

Notary Public

MY COMMISSION EXPIRES: June 13, 1991

(AFFIX SEAL)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **7769** PAGE **181**

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 12000.00
MAMT 11000.00
CON TX 39.60
MOR TX 10.35
PRFEE 0.50
~~UDEED 12.00~~
~~TOTAL 62.45~~
CHECK 62.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/89 01 14:54 0001 5742

0775 3.

TENNESSEE

FEB 8 2 50 PM '89

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY

No. 180231