This Form furnished by Attorneys Title Company, Inc.

FILE IN BOX #4

INSTALLMENT DEED

Form No. WD-4

FROM

CORDELL R. MOSS and wife,

NINA S. MOSS

TO

DENNIS V. FAST and wife,
NANCY J. FAST

For draftsman's use #89-3-2

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

BOOK 7784 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE: CORDELL R. MOSS, etux	MAP-PARCEL NUMBERS
DENNIS V. FAST, ETUX (NAME)	"NEW OWNERS" (NAME)	MAP 72-3
1322 McChesney Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 161
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#: 15DZ-10520

(FOR REGISTER'S USE)

13259

MAR 3 9 08 AM '89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$55,000.00 Nancy J. Fast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 1989.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FIFTY-FIVE THOUSAND AND 00/100----------($55,000.00)----------DOLLARS

of which $2,000.00 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 joint Promissory Note of even date herewith payable to the order of the Grantors herein in the original principal sum of $53,000.00 and payable in monthly installments of $484.95 each, including principal and interest at the rate of 10½% per annum, beginning April 1, 1989, balance due March 1, 2019, if not sooner paid. (Reference is made to said Note for complete terms and conditions.)

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $53,000.00."

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,

we, CORDELL R. MOSS and wife, NINA S. MOSS,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto DENNIS V. FAST and wife, NANCY J. FAST,

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

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 198 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Cordell R. Moss and wife, Nina S. Moss, by Deed from Sherryl L. Wade, of record in Book 7167, Page 603, Register's Office for Davidson County, Tennessee; and they having since conveyed their interest to**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY THE PARTIES TO THE TRANSACTION.

** Moss Investment Partnership by Quitclaim Deed, of record in Book 7435, Page 377, said Register's Office. The said Moss Investment Partnership having quitclaimed their interest to Cordell R. Moss and wife, Nina S. Moss, by Deed of even date and being filed for record simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 1322 McCHESNEY AVENUE, NASHVILLE, TENNESSEE 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 grantors herein do hereby transfer and convey unto Peter Weiss, 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 grantors 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 $ 53,000.00 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 herein, the same to bear interest from the date of such payment. Now, if we, the said grantors, 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, 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 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 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 grantors 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 March, 19 89

Cordell R. Moss
CORDELL R. MOSS

Dennis V. Fast
DENNIS V. FAST

Nina S. Moss
NINA S. MOSS

Nancy J. Fast
NANCY J. FAST

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 CORDELL R. MOSS and wife, NINA S. MOSS, and DENNIS V. FAST and wife, NANCY J. FAST,

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 1st day of March, 1989.

Peter Weiss
Notary Public

Commission expires: November 10, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

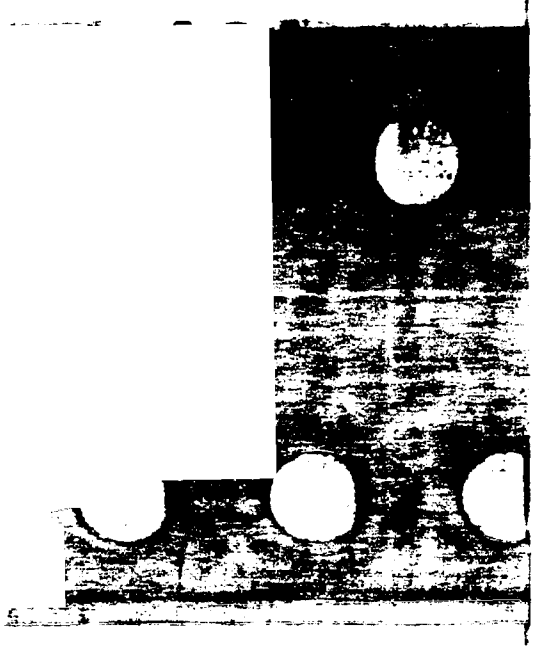
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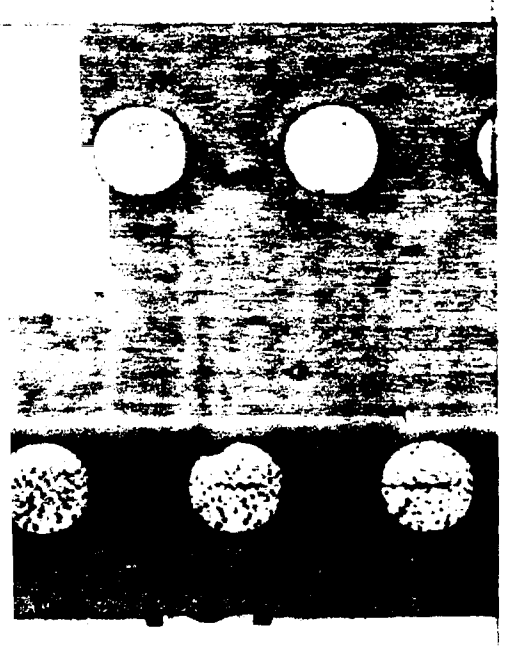
Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 7784 PAGE 743

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	55000.00
MAMT	53000.00
CON TX	181.50
MOR TX	58.65
PRFEE	0.50
WDEED	6.00
TOTAL	246.65
CHECK	246.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/89 01 09:10 0001 1999

13259

IDENTIFICATION REFERENCE

MAR 3 9 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186580