BOOK PAGE 135 File in Box # 4

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

STEVEN CRAIG ZEITLIN

TO

JAMES RANDOLPH WILSON and wife, KATHERINE DELPHINE WILSON

For draftsman's use #89-3-23

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

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $48,000.00."

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JAMES RANDOLPH WILSON (NAME)	STEVEN CRAIG ZEITLIN (NAME)	Map 142-6B
810 Bellevue Road, Unit 208 (STREET ADDRESS OR ROUTE NUMBER)	6597 Jocelyn Hollow Road (STREET ADDRESS)	Parcel 208
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 48,000.00 James Randolph Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of FORTY EIGHT THOUSAND AND 00/100---------- ($48,000.00)---------- DOLLARS

of which $ NONE 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 in the original principal sum of $48,000.00 and payable in monthly installments of $493.74 each including principal and interest at the rate of 12% per annum beginning May 1, 1989, and being due and payable on or before April 1, 1997. (Reference is made to said note for complete terms and conditions).

This Installment Deed and Note secured hereby may not be assumed nor may any interest in the subject property be conveyed or transferred subject hereto without the prior written consent of the Noteholder. Said consent to be at the sole discretion of the said Noteholder.

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, STEVEN CRAIG ZEITLIN

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

JAMES RANDOLPH WILSON and wife, KATHERINE DELPHINE WILSON

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

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved ( ) improved (X) property, known as 810 Bellevue Road, Unit 208, Nashville, Tennessee 37221
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

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 covenant 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 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 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 $ 48,000.00 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 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, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which I have 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 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.

Wherever 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 24th day of March, 19 89.

STEVEN CRAIG ZEITLIN

HENRILYNN ZEITLIN

JAMES RANDOLPH WILSON

KATHERINE DELPHINE WILSON

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 STEVEN CRAIG ZEITLIN and wife, HENRILYNN ZEITLIN and JAMES RANDOLPH WILSON and wife, KATHERINE DELPHINE WILSON, 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 24th day of March, 19 89.

Notary Public

Commission expires 11/10/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that ____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

RECOMMENDED BY
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

EXHIBIT "A"

Being a certain Condominium Unit in Davidson County, Tennessee, described as follows:

Building 30, Unit 208, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the Plat of "Peppertree", Creekside Meadows Condominium, as recorded in Book 4675, Pages 128, through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained therein. Garage space 208G and the other limited common elements as provided by the Master Deed in Book 4834, Page 257, and shown on the Plat of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennesse are included for the exclusive use of the Grantee.

BEING the same property conveyed to Steven Craig Zeitlin, a single man, by Deed from James H. Brewer, Trustee, of record in Book 4849, Page 29, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions, covenants and restrictions contained in the Master Deed and By-Laws of Creekside Meadows Association, Inc., attached to the Master Deed as Exhibit "B" and recorded in Book 4834, Page 257 through 312, all terms and conditions of the Charter of Creekside Meadows Association, Inc., of record in Corporate Book Volume 0-30, Page 370, in the office of the Secretary of State of the State of Tennessee, and recorded in Book 4836, Page 610, all easements and restrictions as set forth on the Plat of Creekside Meadows, of record in Book 4675, Page 52, and the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, Pages 129 thru 130, said Register's Office; and taxes for the current year which have been assumed by the Grantee(s) herein.

Henrilynn Zeitlin, wife of the above named Steven Craig Zeitlin, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Additional Provisions

A. Purchasers understand that the subject property is being transferred from the seller in an "as is" condition without any expressed or implied warranties.

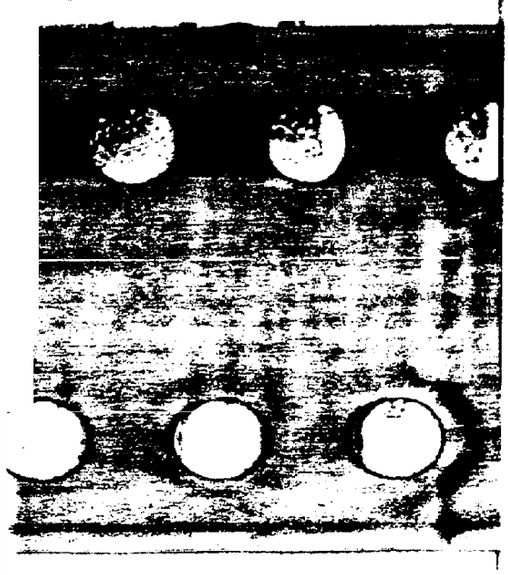
B. Purchasers shall provide seller evidence of payment of Property Taxes and Insurance, within thirty (30) days of their due date.

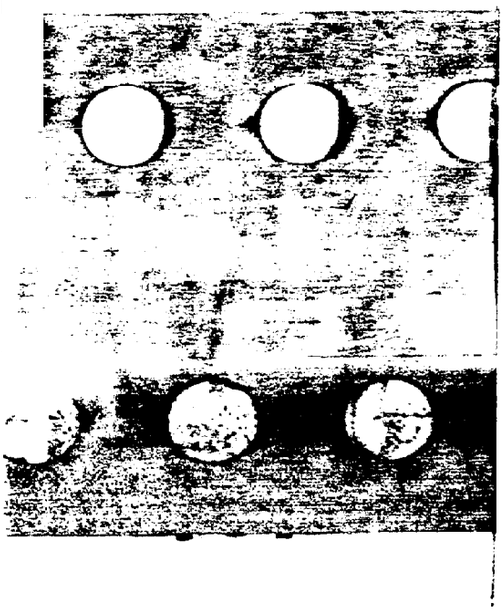
C. Purchasers shall be responsible for the payment of all Homeowners Maintenance Fees and Assessments from the date of this instrument forward.

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 638

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	48000.00
MAMT	48000.00
CON TX	158.40
MOR TX	52.90
PRFEE	0.50
MDEED	9.00
TOTAL	220.80
CHECK	220.80

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No. 193897