MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $18,000.00.

SEND TAX BILLS TO:
Melvin M. Harris
1701 Windover Drive
Nashville, TN 37218

PREPARED BY:
Susan McDonald
Neal & Harwell
2000 One Nashville Place
Nashville, TN 37219-2417

Map: 81-15
Parcel: 275
Field Book: 2W-24695

BOOK 7815 PAGE 777

INSTALLMENT DEED

FOR AND IN CONSIDERATION of Eighteen Thousand and No/100 Dollars ($18,000.00), of which Two Thousand Five Hundred and No/100 Dollars ($2,500.00), has been paid, the receipt of which is hereby acknowledged, the undersigned Melvin M. Harris, has this day executed a certain negotiable promissory note in the principal amount of Fifteen Thousand Five Hundred and No/100 Dollars ($15,500.00), said note bearing interest from date at ten percent per annum (10%), payable according to the terms set forth in said promissory note, with failure to pay any installment of principal as aforesaid to mature the balance owing on said note at the option of the holder thereof, providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, and attorney's fees, a lien is expressly retained on the land herein conveyed, Lettie S. Galloway, hereinafter referred to as grantor, has this day bargained and sold and does hereby transfer and convey unto the said Melvin M. Harris, his heirs, successors and assigns, certain real estate situated in Davidson County, Tennessee, being known as 1503 14th Avenue North, and being more particularly described in the legal description attached hereto as Exhibit "A."

TO HAVE AND TO HOLD said real estate, appurtenances, estate, title and interest thereto belonging to the said Melvin M. Harris, his heirs, successors and assigns forever. The grantor convenants that she is lawfully

seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Said grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Melvin M. Harris, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

AND NOW, FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY SECURING THE PAYMENT OF SAID LIEN INDEBTEDNESS, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of One Dollar ($1.00), paid in cash, receipt of which is hereby acknowledged, the said Melvin M. Harris, hereinafter referred to as trustor, hereby transfers and conveys unto Susan McDonald, Trustee, her successors and assigns, the real estate hereinafter described, and with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agrees to keep all buildings now on or to be hereafter erected on said property, insured by some reliable fire insurance company, or companies, for the sum of their insurable value, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as their interests may appear.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge,

or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or her successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce or defend the title to, or possession of, said property or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustor upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear ten percent (10%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if the trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But, if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if trustor fails to pay taxes, keep up repairs, keep said premises insured, or pay said other sums when due, as herein provided, this trust conveyance shall remain in full force and effect and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, shall become due and payable at once, without notice, and the said

trustee, or her successor in trust, is hereby authorized and empowered, upon giving twenty (20) days notice by three publications in any newspaper published in Davidson County, Tennessee, to sell said property at the front door of the Courthouse 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 her 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by her. It is further agreed 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 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:

First: 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 expense of any such litigation.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to trustor, his order, 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 indebtedness 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 above-named trustee shall be vested in said successor.

The word "trustor" when used herein shall apply to parties both singular and plural.

Executed at Nashville, Tennessee, this 12 day of April, 1989.

Melvin M. Harris

Melvin M. Harris

Lettie S. Galloway

Lettie S. Galloway

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Melvin M. Harris, with whom I am personally acquainted, (or who proved to me upon satisfactory evidence thereof) and who, upon oath, acknowledged himself to be the within named grantee, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 12 day of April, 1989.

Stephen C. Sexton

NOTARY PUBLIC

My Commission Expires:

Nov. 10, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Lettie S. Galloway, with whom I am personally acquainted, (or who proved to me upon satisfactory evidence thereof) and who, upon oath, acknowledged herself to be the within named grantor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 12 day of April, 1989.

Stephen C. Sexton
NOTARY PUBLIC

My Commission Expires:
Nov. 10, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Eighteen Thousand and No/100 Dollars ($18,000.00).

Melvin M. Harris
Melvin M. Harris

Sworn to and subscribed before me, this 12 day of April, 1989.

Stephen C. Sexton
NOTARY PUBLIC

My Commission Expires:
Nov. 10, 1991

EXHIBIT "A"

Being Lot No. 255 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County.

Said Lot No. 255 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

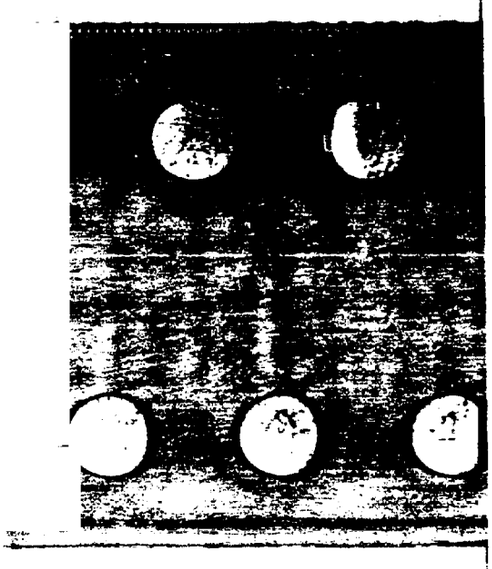
Being part of the same property conveyed to Alfred C. Galloway and wife, Lettie S. Galloway by warranty deed from Austin Swett and wife, Jacqueline N. Swett of record in Book 4409, Page 49, Register's Office for said county, and being the same property conveyed to Lettie S. Galloway by Deed of Correction from Jacqueline N. Swett of record in Book 7795, Page 369, Register's Office for Davidson County, Tennessee.

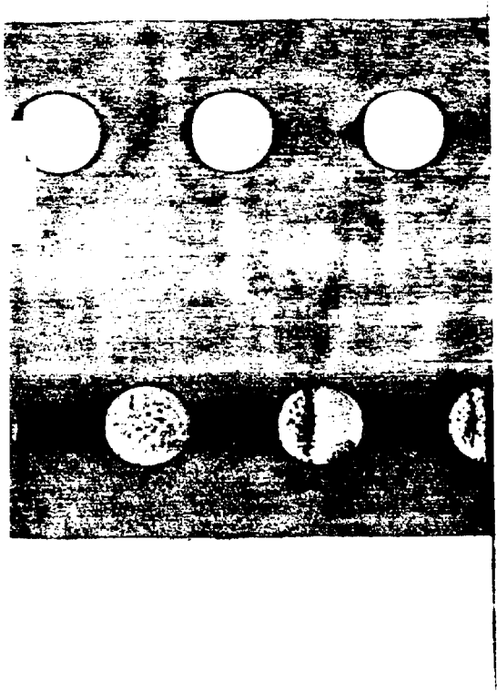
24458

TENNESSEE

APR 12 3 27 PM '89

5225 04/12 0101 03CHECK 99.30





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

RECEIVED OF _____

FOR _____ BOOK 7815 PAGE 784

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 18000.00
MAMT 18000.00
CON TX 59.40
MOR TX 18.40
PRFEE 0.50
TDEED 21.00
ERR CO
~~TDEED 21.00~~
WDEED 21.00
TOTAL 99.30
CHECK 99.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/89 01 15:27 0001 5225

24458

IDENTIFICATION REFERENCE

APR 12 3 27 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199618