THE MAXIMUM INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $25,000.00

INSTALLMENT DEED BOOK 7843 PAGE 157

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY		
[Robert B. Young, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209		
[NAME	ADDRESS	]
[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS]
[	]	]
[Louis J. Resha, Jr.	] SAME	] Map 92-6]
[(NAME)	] (NAME)	]
[717 25th Avenue, North	]	] Parc. 617 & 618]
[(ADDRESS)	] (ADDRESS)	]
[Nashville, TN 37208	]	]
[(CITY) (STATE) (P.O.ZIP)	](CITY)(STATE)(ZIP)]	]

FOR AND IN CONSIDERATION OF the sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($25,000.00) of which no down payment has been required in cash by Buyers to Sellers, and for the remainder the Buyer on this date has executed his Promissory Note in the principal amount of $25,000.00 payable to Ann D. Resha, a widow, payable in 36 monthly installments of $794.99 each which includes interest at the rate of 9.0% per annum with the first payment due the 5th day of June, 1989 and a like payment on the same day of each succeeding month thereafter until paid in full. Said notes are to be applied first to interest and the remainder of the payment to principal. Privilege is reserved for paying any number of said payments or this note may be paid in full on any paying date, without penalty. The note provides 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.

TRACT #1

Being Lot No 14 on the map of Buchi's Subdivision of lot No. 20, McNairy's Subdivision, as of record in Book 421, Page 66, Register's Office for said County.

Said lot No. 14 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines 153-1/3 feet, more or less, to an alley.

Being the same property conveyed to Ann Resha by Warranty Deed from Louis Resha (Louis John Resha, Sr.) of record in Book 1711 at Page 045 Register's Office of Davidson County, Tennessee.

TRACT #2

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Buchi's Subdivision of recorded in Book 421, Page 66, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines, 157 feet more or less to an alley.

Being the same property conveyed to Louis J. Resha and wife, Ann Resha by Warranty Deed from Charles Tillie Smith and wife, Bertha D. Smith recorded in Book 2745 Page 329 Register's Office of Davidson County, Tennessee, the said Louis J. Resha (Sr.) having since died and Ann Resha not having remarried.

Improved Property	717 25th Avenue, North	Nashville, TN		37208
(House Number)	(Street)	(City)	(State)	(Zip)
Improved Property	719 25th Avenue, North	Nashville, TN		37208
(House Number)	(Street)	(City)	(State)	(Zip)

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

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 R.B. Young, 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 maximum insurable interest 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, 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, 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 16th day of May, 1989.

6994 05/17 0101 03CHECK 118.45

LOUIS J. RESHA, JR.
Buyer

ANN D. RESHA - a Widow
Seller

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $25,000.00
[Subscribed and sworn to before me, this the 16 day of
[May, 1989.
[
[Affiant
[My commission expires: January 9, 1991
[(Affix Seal)
[
[NOTARY PUBLIC
[

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 Louis J. Resha, Jr. and Ann D. Resha, a Widow, 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 16 day of May, 1988

NOTARY PUBLIC

My commission expires: January 9, 1991

RUSH

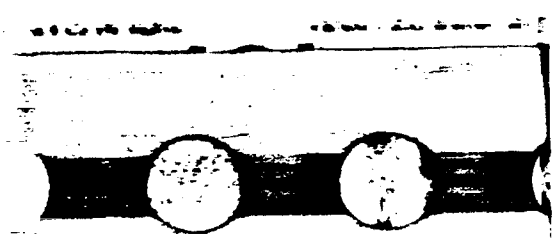
336422

IDENTIFICATION REFERENCE

MAY 17 12 14 PM '89

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN

ROBERT L. JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 160

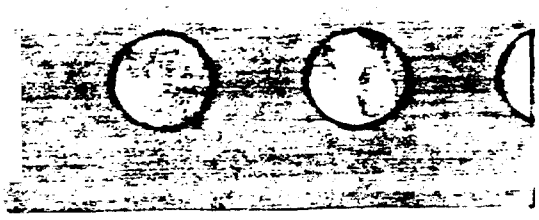
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	25000.00
CON TX	82.50
MOR TX	26.45
PRFEE	0.50
WDEED	9.00
TOTAL	118.45
CHECK	118.45

05/17/89 01 12:17 0001 6994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



336 42

IDENTIFICATION

Mar 17 12 15 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 210415