This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

CHARLES GALBREATH, et ux, et al

TO

BEN DICKE, et ux

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Bldg.
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Dicke, et ux (NAME)	NO MORTGAGE ESCROW (NAME)	Map 72-2
211 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 251
Hermitage, TN 37075 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	27W-25665

(FOR REGISTER'S USE)

3371 18

IDENTIFICATION REFERENCE

MAY 17 2 11 PM '89

FELIX Z WILKINS JR REGISTER DAVIDSON COUNTY TN

PAID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 89

Deborah J. Vinyard
Notary Public

MY COMMISSION EXPIRES: 11-10-92

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Thousand ---------- And No/00 ---------- ($40,000.00) ---------- DOLLARS

of which $ -0- 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 a promissory note in the principal sum of $40,000.00 bearing interest at the rate of 12% per annum, payable to the order of Charles Galbreath and wife, Joyce Galbreath, in monthly installments of $480.07 each, commencing May 1, 1989, and continuing on the 1st day of each succeeding month until fully paid. A late charge of 5% will be charged and paid on any monthly installments due and not paid on or before 10 days after due date,

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $40,000.00

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 expresaly retained on the land herein conveyed,

Charles Galbreath and wife, Joyce Galbreath, and Charles G. Mallory and wife, Sandra Mallory,

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

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

Being Lot No. 212 on the Plat of Travecca Subdivision of Renraw, as of record in Book 421, page 72 and 73, Register's Office for said county.

Said Lot No. 212 fronts 50 feet on the Northerly side of West Douglas Avenue and runs back 274.5 feet on the Westerly line and 275.3 feet on the Easterly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Charles G. Mallory and wife, Sandra Mallory, by deed from Joyce B. Wright of record in Book 6835, page 15, Register's Office for Davidson County, Tennessee; and

Being the same property wherein a 50% interest was conveyed to Charles Galbreath and wife, Joyce Galbreath, by deed from Charles E. Mallory and wife, Sandra Mallory, of record in Book 6883, page 730, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to Deed of Trust of record in Book 7095, page 709, Register's Office for Davidson County, Tennessee, not assumed by buyers, which Grantors agree to pay according to terms therein and said lien is encompassed within and embraced by the vendor's lien herein created as a "Wrap Around" Installment Deed conveyance.

This is unimproved ( ) improved (XX) property, known as 925 (House Number) West Douglas Avenue (Street) P. O. Address: Nashville, TN 37206 (City or Town) (Postal Zone)

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 represenatives, 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 Ray Galbreath 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 $ Ins. Int. 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, 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 1st day of May 19 89

CHARLES GALBREATH

SANDRA MALLORY By Charles G. Mallory

JOYCE GALBREATH

BEN DICKE

CHARLES E. MALLORY

JULIA DICKE

7079 05/17 0101 03CHECK 182.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Deborah F. Honeycutt, a Notary Public in and for said County and State, the within named Charles Galbreath and wife, Joyce Galbreath, Charles E. Mallory and wife, Sandra Mallory, and Ben Dicke and wife, Julia Dicke, 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 May, 1989.

Deborah F. Honeycutt Notary Public

Commission expires 11-10-91

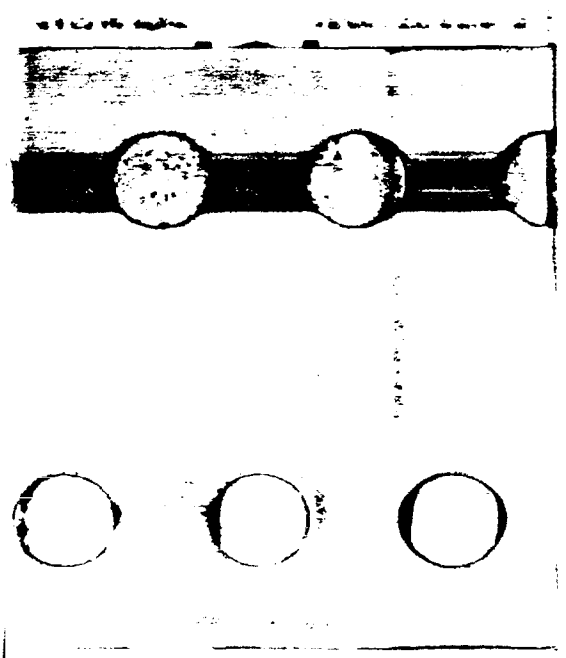
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah F. Honeycutt, a Notary Public of the State and County aforesaid, personally appeared Charles Gary Mallory with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be attorney in fact of the said Sandra Mallory (recorded in Bk. 6796 p. 117, R.O.D.C., TN, the within named bargainor, ~~a corporation~~, and that he as such attorney in fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Sandra Mallory ~~the corporation~~ by him self as attorney in fact

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of May, 1989.

Deborah F. Honeycutt Notary Public

Commission expires 11-10-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 370

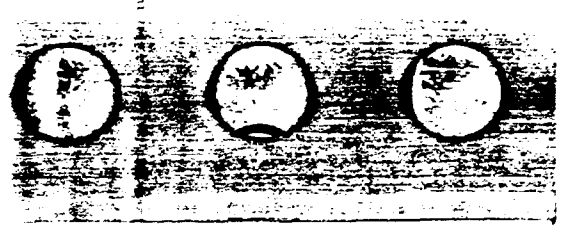
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40000.00
MAMT 40000.00
CON TX 132.00
MOR TX 43.70
PRFEE 0.50
MDEED 6.00
TOTAL 182.20
CHECK 182.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/89 01 14:13 0001 7079



337.18

IDENTIFICATION REFERENCE

Mar 17 2 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210486