THIS INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 Sycamore Street
Ashland City, TN 37015

INSTALLMENT DEED

MAP 82-3
Par 24 Is

FROM: WILLIE B. WINFREY

TO: DORCE YOUNG, et ux.
Owner: 1004 Joseph Avenue
Nashville, TN 37207

SEND TAX STATEMENTS TO SAME

FOR AND IN CONSIDERATION OF the sum of TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS, of which $12,888.86 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 joint promissory note in the principal sum of $8,611.14, together with interest at the rate of 12% per annum and payable to the order of Willie B. Winfrey in monthly installments of $391.00 each, commencing on the 7th day of June, 1989, and continuing on the same date of each succeeding month thereafter until interest and principal have been paid in full, 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, WILLIE B. WINFREY, hereinafter called the GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto DORCE YOUNG AND WIFE, ELIZABETH YOUNG, herein called GRANTEES, their heirs and assigns, certain real estate situated in the Davidson County, Tennessee, as follows:

BEING LOT NO. 6 on the Map of Brown's Subdivision, of record in Book 161, Page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet 3 inches, more or less, on the westerly side of Joseph Street, and runs back between parallel lines 145 feet, more or less, to an alley.

AND BEING the same property conveyed to Willie B. Winfrey and wife, Marie C. Winfrey, by Charles H. Blair, et ux., as appears of record in Minute Book 2042, Page 175, Register's Office for Davidson County, Tennessee, and by warranty deed from Mildred C. Marie Winfrey to Willie B. Winfrey, of record at Book 4169, Page 850, Register's Office for Davidson County, Tennessee. Marie C. Winfrey and Mildred C. Marie Winfrey are one and the same person.

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. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself and my 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, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said Grantees herein do transfer and convey unto Jimmy P. Lockert, 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,

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or to be hereafter erected on said property insured in some reliable fire insurance company or companies for a least the sum of insurable amount 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 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 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 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 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 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 anytime, 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 delivery to him by the Trustee of a deed of 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 line; 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 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 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 25th day of May, 1989.

WILLIE B. WINFREY

DORCE YOUNG

ELIZABETH YOUNG

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Willie B. Winfrey, Dorce Young and Elizabeth Young, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City Tennessee, this the 25th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: May 16, 1990

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

AFFIANT

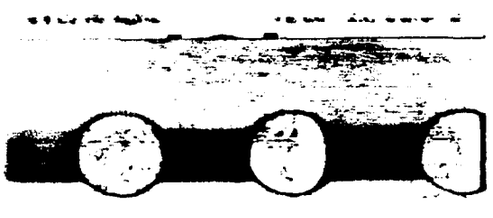
Subscribed and sworn to before me, this the 25th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: 6-10-91

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $8,611.14.

0679 05/30 0101 03CHECK 88-06



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 609



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

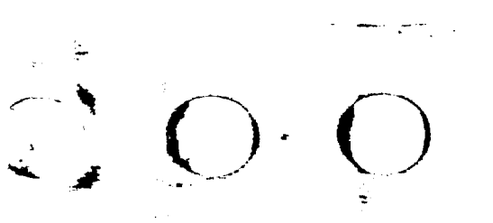
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

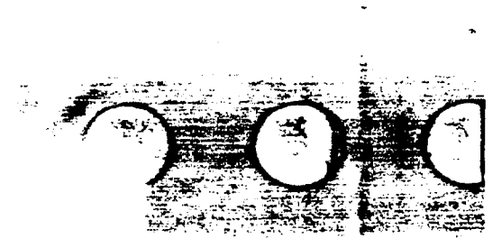
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 21500.00
MAMT 8611.14
CON TX 70.95
MOR TX 7.61
PRFEE 0.50
WDEED 9.00
TOTAL 88.06
CHECK 88.06

05/30/89 01 10:50 0001 0679



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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No. 214045