PREPARED BY:
FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373

INSTALLMENT DEED

ADDRESS NEW OWNER AS FOLLOWS:

TENNESSEE ASSOCIATION OF
THE DEAF (TAD)
c/o Ed Steele
Orange Grove Center
615 Derby Street
Chattanooga, TN 37404
MORTGAGEE:

MARY D. FLORA
100 BLUFFVIEW DRIVE, C-605
BELLEAIR BLUFFS, FLORIDA 34640

SEND TAX BILLS TO:

TENNESSEE ASSOCIATION OF
THE DEAF (TAD)
Same

MAP & PARCEL NO.:

083-01-0 347.01
27W 22075

For and in consideration of the sum of FORTY-NINE THOUSAND AND NO/100 ($49,000.00) DOLLARS, of which TWENTY THOUSAND AND NO/100 ($20,000.00) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder TWENTY-NINE THOUSAND AND NO/100 ($29,000.00) DOLLARS, TENNESSEE ASSOCIATION OF THE DEAF (TAD) has executed one note of even date in the original principal amount of $29,000.00 payable with interest as provided in said note and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed; MARY D. FLORA and FRANK S. KING, JR., Co-Executors of the Estate of PAULINE D. THOMPSON, deceased, have this day bargained and sold, and do hereby transfer and convey unto the said TENNESSEE ASSOCIATION OF THE DEAF (TAD), a non-profit Tennessee corporation, the Grantee herein, its successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of J. B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Sharpe Avenue and extends back 141 feet on the westerly line, along the easterly margin of an alley, and 149.91 feet on the easterly line, to a dead line, which is a broken line, being the northerly margin of another alley, and measures 50 feet thereon.

BEING the same property conveyed to PAULINE D. THOMPSON, a widow, by deed from W. ALLEN MCWHIRTER and wife, MARY E. MCWHIRTER, of record in Book 4234, page 475, Register's Office for Davidson County, Tennessee, the said PAULINE D. THOMPSON having since died and by will of record in Will Book _____, page _____, Probate Court Clerk's Office for Davidson County, Tennessee, MARY D. FLORA and FRANK S. KING, JR., CO-EXECUTORS, were instructed to sell the property herein described for the purposes provided in said will.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 29,000.00"

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for drainage, sewer and other public utilities and roads applicable to this property and taxes for the current year which have been prorated and assumed by the Grantee herein.

NOTE: The Contract for Sale of Real Estate dated September 15, 1989, is incorporated herein as fully as though copied verbatim.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00 .

David L Baker
AFFIANT

Subscribed and sworn to before me this 9th day of Oct., 1989.

My Comission Expires:
July 10, 1998

M. S. Capas
NOTARY PUBLIC

M. S. CAPAS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is improved property known as 1106 Sharpe Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors 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, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors 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 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 paid in cash, receipt of which is acknowledged, the said Grantee hereinafter referred to as trustor, hereby transfers and conveys unto FRANK S. KING, JR., Trustee, his successors and assigns, the real estate hereinbefore described, 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 in some reliable fire insurance company, or companies, for the sum of $39,000.00 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 his interest 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 will adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements of said property in good repair and preservation, and in case the trustee or his 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 indebtedness, and upon failure to do any of the 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 eleven (11%) percent interest and shall be and become a part of the indebtedness secured hereby.

Now, if 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 other sums when due, as aforesaid, then his 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, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustor fails to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums of interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 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 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, statutory right 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 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 him. It is further agreed that, in the event the trustee fails, before selling the 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 ad herein provided; also reasonable attorney's fees for advice in the premise, 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 indebtedness herein secured, and any ad all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustor, its 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, or, if more than one when said indebtedness is represented by notes, then of the first maturing unpaid note, or upon his refusal or failure to do so, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute the 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.

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.

Witness our hands this 29th day of September, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FRANK S. KING, JR.

MARY D. FLORA

CO-EXECUTORS

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

Personally appeared before me, TINA E. SASSER, a Notary Public in and for the State and County aforesaid, personally appeared the within named MARY D. FLORA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LARGO, PINELLAS County, Florida, this 29th day of SEPTEMBER, 1989.

NOTARY PUBLIC

My Commission Expires:

TINA E. SASSER
State of Florida
My Comm. Exp. Apr. 18, 1991

NOTARY PUBLIC TINA E. SASSER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, N. E. Crapo, a Notary Public in and for the State and County aforesaid, the within named FRANK S. KING, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of Oct, 1989.

N. E. Crapo
NOTARY PUBLIC

N. E. CRAPO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
July 18, 1990

TENNESSEE ASSOCIATION OF THE DEAF
(TAD), a Tennessee Non-Profit
Corporation

By: Edward W. Steele
EDWARD W. STEELE
President

By: Ronnie Mills
RONNIE MILLS
Vice-President

By: Charles K. Fisher
CHARLES FISHER
Secretary

By: David L. Booker
DAVID BOOKER
Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, N. S. Clapp, a Notary Public in and for said county and state, personally appeared EDWARD W. STEELE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of TENNESSEE ASSOCIATION OF THE DEAF (TAD), the within named bargainor, a non-profit corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of October, 1989.

My Commission Expires:
July 10, 1990

N. S. Clapp
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, N. S. Clapp, a Notary Public in and for said county and state, personally appeared RONNIE MILLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of TENNESSEE ASSOCIATION OF THE DEAF (TAD), the within named bargainor, a non-profit corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of October, 1989.

My Commission Expires:
July 10, 1990

N. S. Clapp
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, HARRY T. JOHNSON, a Notary Public in and for said county and state, personally appeared CHARLES FISHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of TENNESSEE ASSOCIATION OF THE DEAF (TAD), the within named bargainor, a non-profit corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in ~~Nashville~~ MEMPHIS, Tennessee, this 12th day of October, 1989.

My Commission Expires:

MY COMMISSION EXPIRES AUG. 15, 1990

Harry T. Johnson
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Putnam)

Before me, D. S. Copas, a Notary Public in and for said county and state, personally appeared DAVID BOOKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer of TENNESSEE ASSOCIATION OF THE DEAF (TAD), the within named bargainor, a non-profit corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

Witness my hand and seal, at office in ~~Nashville~~ Cookeville, Tennessee, this 11 day of October, 1989.

My Commission Expires:

July 10, 1990

D. S. Copas
NOTARY PUBLIC

N. COPAS NOTARY PUBLIC AT LARGE

73959

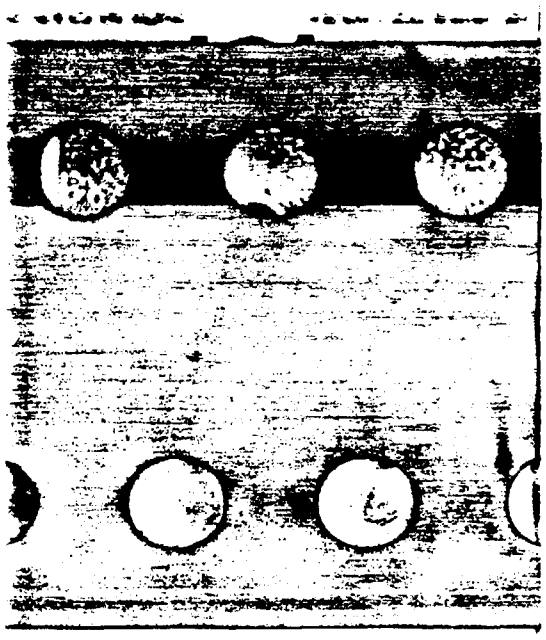
IDENTIF. REFERENCE

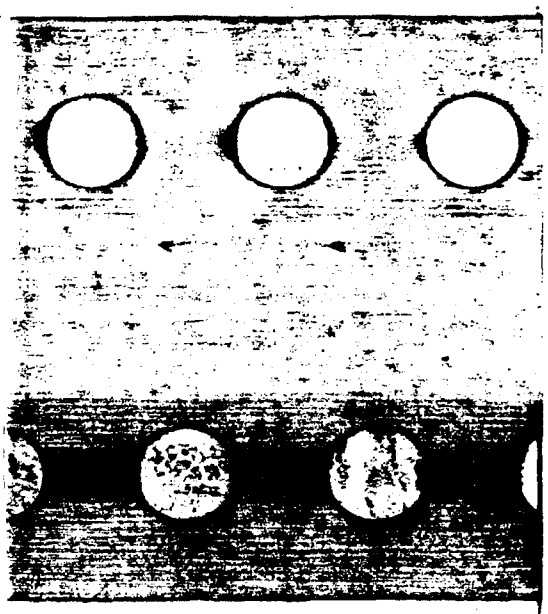
OCT 13 3 07 PM '89

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN.

RUSH

5627 10/13 0101 03CHECK 211.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7960 PAGE 634

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 49000.00
MAMT 29000.00
CON TX 161.70
MOR TX 31.05
PRFEE 1.00
WDEED 18.00
TOTAL ~~211.75~~
CHECK ~~211.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/89 01 15:10 0001 5627

73959

IDENTIF. REFERENCE

OCT 13 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257789