This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

The maximum principal indebtedness for Tennessee recording tax purposes is: $40,000.00.

INSTALLMENT DEED

Address new owner as:
Margaret M. Sloan
1532 Mohawk Trail
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
63-2-39ML

FOR AND IN CONSIDERATION of the sum of Forty Thousand and No/100 ($40,000.00) Dollars, for which Margaret M. Sloan has executed her promissory note payable to the order of Robert L. Hanson and wife, Olive A. Hanson, according to the terms and conditions therein contained 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, we, Robert L. Hanson and wife, Olive A. Hanson, have this day bargained and sold, and do hereby transfer and convey unto the said Margaret M. Sloan, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 4, as of record in Book 974, Page 26, Register's Office for said County to which reference is here made.
>
> SAID Lot No. 119 fronts 50 feet on the west side of Whoopee Trail and runs back between parallel lines 149 feet to a one ft. reserved strip.
>
> BEING the same property conveyed to Robert L. Hanson and wife, Olive A. Hanson, by deed from R. R. Mincy and R. E. Mincy of record in Book 4048, Page 688, Register's Office for said County.

This is improved property known as 1532 Mohawk Trail, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Margaret M. Sloan, her 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 representatives, to warrant and forever defend the title to said real estate to said Margaret M. Sloan, her 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 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, I, Margaret M. Sloan, hereinafter referred to as trustor, hereby transfer and convey unto J. Blake Freeman, Trustee, his successors and assigns, the real estate hereinafter described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

To secure prompt payment in full of the following described obligations (hereinafter referred to as the secured indebtedness):

(a) The prompt payment when due (whether at maturity or upon the accelleration of maturity) of the secured indebtedness for purchase money in the principal amount not exceeding Forty Thousand and No/100 ($40,000.00) Dollars, together with interest thereon evidenced by a promissory note, of even date herewith, payable to the order of Robert L. Hanson and wife, Olive A. Hanson, in monthly installments and according to the terms and conditions therein set forth. The lien of this installment deed secures payments of the secured indebtedness evidenced by said promissory note, principal and interest, and any extensions, modifications and/or renewals thereof and any notes given in payment of any such principal and/or interest (all of the foregoing are sometimes hereinafter collectively referred to as the "Note").

(b) All sums advanced by the holder of the note to trustor or expended by the holder of the note in order to preserve, protect or enhance the value of the premises pursuant to the terms of this conveyance in trust, or otherwise, with interest thereon at the same rate as is provided in the note, and the faithful performance of all terms and conditions contained herein, all of which trustor agrees to pay to Holder on demand.

(c) The prompt payment of all court costs, expenses, interest (at the highest lawful rate) and costs of whatever kind incident to the collection of any indebtedness secured hereby and the enforcement or protection of the lien created by this conveyance (including without limitation reasonable attorney's fees), all of which trustor agree to pay to Holder on demand.

(d) The prompt payment when due of any and all other indebtedness of trustor to Holder, direct or contingent, however evidenced or denominated, and however or whenever incurred.

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 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 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 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 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 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 12 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Upon demand by Beneficiary, Grantor shall furnish to Beneficiary an official statement of the amount of taxes, assessments, insurance premiums, rents, and other charges to become due on the Premises over the succeeding year. Grantor shall thereafter pay to Beneficiary, together with and in addition to any payments of principal and interest payable under the terms of the Secured Indebtedness, an amount reasonably sufficient (as estimated by Beneficiary) to provide Beneficiary with funds to pay taxes, assessments, insurance premiums, rents and other charges next due on the Premises so that Beneficiary will have sufficient funds on hand to pay said charges thirty (30) days before the date on which they become due. Beneficiary may require that such amount be paid in monthly installments during the period over which they accrues or over which they are properly reserved. Beneficiary shall pay said charges to the extent of the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of payment and of the validity of such charges. Beneficiary may, at its option, pay any of these charges when payable, either before or after they become past due, without notice, or make advances therefor in excess of the then amount of credit for said charges. The excess amount advanced shall be immediately due and payable to Beneficiary and shall become part of the Secured Indebtedness. Beneficiary may apply any funds held by it for payment of the above charges toward any delinquent payments maturing or due under the terms of the Secured Indebtedness. Beneficiary shall not be liable for any interest on any amount paid to it as herein required, and the money so received may be held and commingled with Beneficiary's own funds, pending payment or application thereof as herein provided. Upon payment in full of the Secured Indebtedness, the amount of any unused credit shall be paid to Grantor.

If trustor, her heirs or assigns, shall sell, convey, transfer, or dispose of or further encumber the real property described herein, or any part of such property, or any interest therein, or agree so to do without the written consent of holder being first obtained, holder shall have the right, at his option, to declare the entire balance of the unpaid principal with

unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default. In the event of default, holder may recover such necessary expenses as may be incurred in collection, including a reasonable attorney's fee.

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 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, 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, with 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, whether statutory or otherwise, 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 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:

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 expenses 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 all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to trustor, her 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 so to do, then the holder in order of the next maturing notes, 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.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 4th day of January, 1990.

Margaret M. Sloan

MARGARET M. SLOAN

Robert L. Hanson

ROBERT L. HANSON

Olive A. Hanson
OLIVE A. HANSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Hanson and wife, Olive A. Hanson, and Margaret M. Sloan, the within named 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 Madison, Tennessee, this 4th day of January, 1990.

NOTARY PUBLIC

My commission expires:

July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Z The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Margaret M. Sloan
AFFIANT

Subscribed and sworn to before me, this 4th day of January, 1990.

NOTARY PUBLIC

My commission expires:
July 13, 1991

9417.0

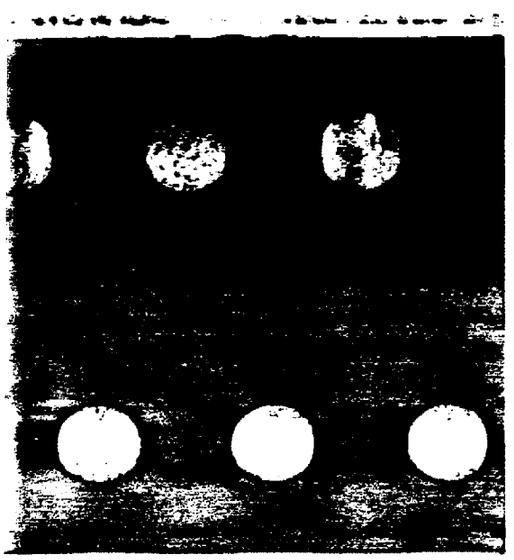
IDENTIFICATION REFERENCE

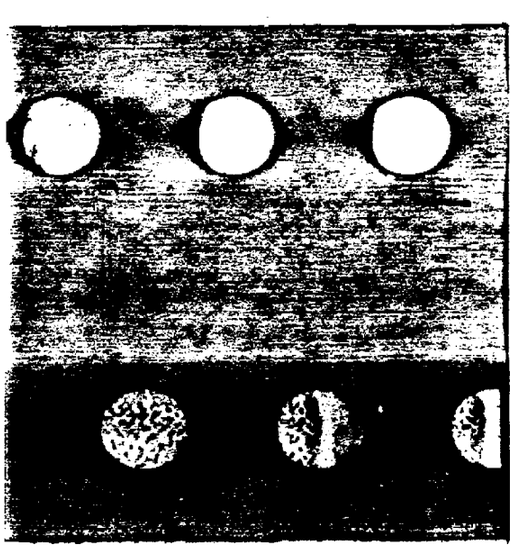
JAN 5 11 35 AM '90

DAVIDSON COUNTY, TN 1423 12.05 3101 03CHECK 188.70

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 8019 PAGE 959

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	1.00
WDEED	12.00
TOTAL	188.70
CHECK	188.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/90 01 11:36 0001 0496

9417.6

IDENTIFI REFERENCE

JAN 5 11 35 AM '90

DAVIDSON COUNTY, TN

No. 281645