INSTALLMENT DEED

BOOK 8021 PAGE 76

For and in Consideration of the sum of $40,000.00

Forty Thousand and 00/100 ($40,000.00) Dollars,

of which Five Thousand and 00/100 ($5,000.00) Dollars,

has been paid in cash by Leonard Amdur

the receipt of which is hereby acknowledged, and for the remainder of $35,000.00

Thirty Five Thousand and 00/100 ($35,000.00) Dollars,

the said Leonard Amdur has

executed an Installment Deed Note of even date herewith in the principal amount of Thirty Five Thousand and 00/100 ($35,000.00) Dollars payable to Roy B. McGee and wife, Pauline W. McGee in 36 monthly installments as follows: beginning on the 1st day of February, 1990 the sum of $400.00 and thereafter a like amount on the 1st day of each suceeding month for 35 months and a final total payment of principal on the 1st day of January, 1993, in the amount of $30,473.64. The monthly installments are to ba applied to interest at the rate of 10% per annum, with the balance of each monthly installment after the payment of interest to be applied to the principal amount.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed,

We Roy B. McGee and wife, Pauline W. McGee

have this day bargained and sold, and do hereby transfer and convey unto the said

Leonard Amdur, his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of an unnumbered tract of land in Hobson's Addition to Edgefield, now East Nashville, of record in book 21, page 72, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, dated July 26, 1963, and revised August 27, 1963, as follows:

Beginning at an iron pin 155 feet east of the southeast corner of South Tenth Street and Fatherland Street; thence along the southerly margin of Fatherland Street, South 87 deg. 11' East 55.08 feet to an iron pin in the southwest corner of Fatherland Street and Alley No. 292; thence along the westerly margin of said alley South 7 deg. 08' West 92.33 feet to an iron pin; thence north 86 deg. 08' West 55.01 feet to an iron pin; thence North 7 deg. 08' East 91.33 feet to an iron pin in the southerly margin of Fatherland Street the point of beginning.

Being the same property conveyed to Roy B. McGee and wife, Pauline W. McGee by deed from Henry Hudson and wife Ruth B. Hudson, of record in Book 5846, page 885, Register's Office for Davidson County, Tennessee.

Maximum Principal Indebredness for Tennessee Recording Tax Purposes is $35,000.00

This is ( ) unimproved (X) improved property, known as 1004 Fatherland Street, Nashville, Tn. 37206
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Leonard Amdur, his 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said Leonard Amdur, his 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 me in hand paid, I, the said Leonard Amdur

do hereby transfer and convey unto John T. Blankenship, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Leonard Amdur 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 the insurable value 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.

I 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 I 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 , the said 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 I 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; If I 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 trust conveyance. I 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. I 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 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.

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 Leonard Amdur 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 John T. Blankenship, Trustee, shall be vested in said successor.

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 Roy B. McGee and wife, Pauline W. McGee and Leonard Amdur hereunto set our hands at Nashville, Tennessee, this the 5th day of January 1990

Roy B McGee

Pauline W McGee

Leonard Amdur

STATE OF TENNESSEE

DAVIDSON County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Roy B. McGee and wife, Pauline W. McGee Leonard Amdur

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 19 90

Paul G Blankenship, Notary Public.

Commission Expires 5/20/92

STATE OF TENNESSEE

_____ County.

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19 ____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

9 4 5 9 6

IDENTIFICATION REFERENCE

JAN 8 11 22 AM '90

DAVIDSON COUNTY, TN

7783 01/08 0101 03CHECK 182.95

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BOOK 8021 PAGE 79

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Amdur (NAME)	Leonard Amdur (NAME)	Map 83-13
819 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	819 Woodland Street (STREET ADDRESS)	Parcel 73
Nashville, Ten. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37206 (CITY) (STATE) (ZIP)	18W 04956

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship
Attorney at Law
107 Point East Dr.
Nashville, Tn. 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00

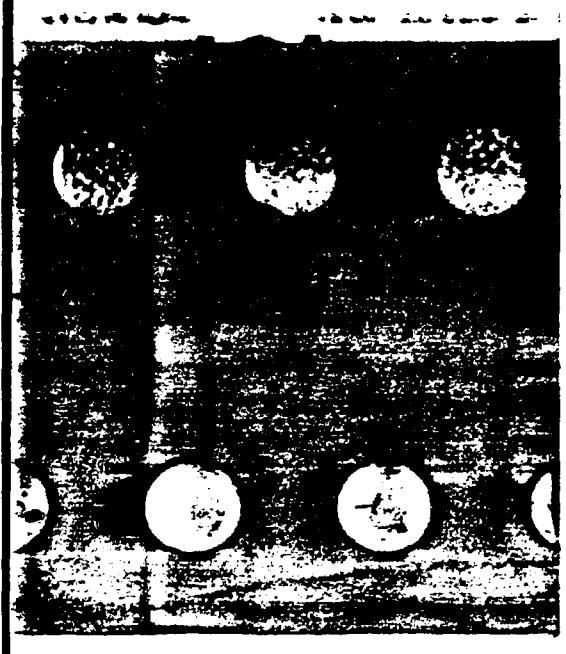
Affiant

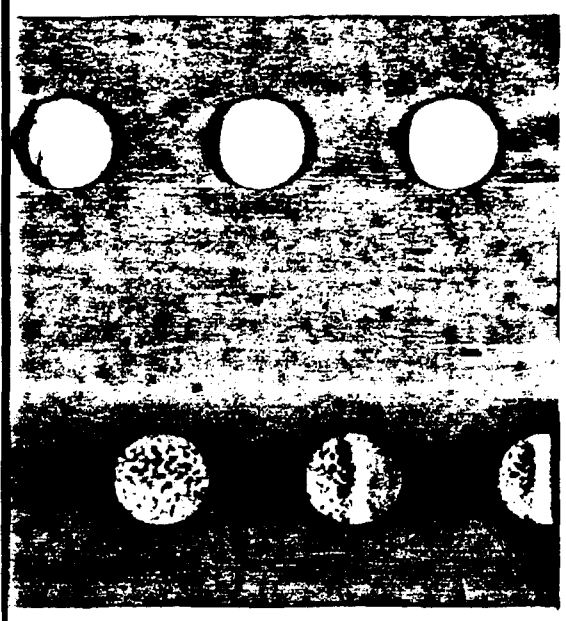
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/20/92

(AFFIX SEAL)





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 80

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 35000.00
CON TX 132.00
MOR TX 37.95
PRFEE 1.00
WDEED 12.00
TOTAL 182.95
CHECK 182.95

01/08/90 01 11:23 0001 0987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94596

IDENTIFICATION REFERENCE

JAN 8 11 22 AM '90

DAVIDSON COUNTY, TN

No. 282126