This instrument prepared by ESCROW CORPORATION OF NASHVILLE, 841 WREN ROAD, GOODLETTSVILLE, TN.37072

INSTALLMENT DEED

BOOK 8028 PAGE 972

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS R. BERRY (NAME)	OWNER (NAME)	118-5-A
P. O. Box 158835 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-seven Thousand Five Hundred and No/100 ($27,500.00)---------- Dollars, of which Two Thousand Five Hundred and No/100 ($2,500.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Twenty-five Thousand and No/100 ($25,000.00)--- Dollars,

DOUGLAS R. BERRY has executed him promissory note payable to Nancy M. Ryans, Trustee, in 240 equal monthly installments in the amount of $241.26, including interest at the rate of 10% per annum, beginning March 10, 1990.

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, NANCY M. RYANS, Trustee for William Christopher Ryans, with full power to sell, convey, or encumber without the joinder of any beneficiary, have this day bargained and sold, and do hereby transfer and convey unto the said DOUGLAS R. BERRY, his (successors), heirs and assigns, certain real estate in DAVIDSON County, Tennessee as follows:

Being land in Davidson County, Tennessee, being a certain building site or lot, designated as No. 4D, and further identified as Parcel No. 13, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyd to Nancy M. Ryans, Trustee, by deed from Estella Waller Peters, unmarried, of record in Book 8009, page 746, Register's Office for Davidson County, Tennessee.

451 01/19/90 0101 03CHECK 12.20

Maximum principal indebtedness for Tennessee recording tax purposes is $25,000.00.

IDENTIFICATION REFERENCE

9.7.5 3 6

JAN 19 2 54 PM '90

ESTELLA WALLER PETERS
REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 940 Gale Lane, Unit No. 127, Nashville, Tn. 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,500.00

Subscribed and sworn to before me, this the 13th day of January 19 90

My commission expires: 9/11/91

(Affix Seal)

Affiant

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their (successors), 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 grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

The indebtedness hereby secured may not be transferred to or assumed by any other person without the prior written consent of the legal holder thereof.

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 Douglas R. Berry BOOK 8028 PAGE 973 hereinafter referred to as trustors, hereby transfer and convey unto JANIS L. DUREE, 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:

Trustors 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 the sum of $ ACV, 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.

Trustors further agree 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 the case of 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 trustors 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors 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, trustors fail 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 successors 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, homestead, dower and all other exemptions of every kind, which are hereby expressly waived and the statutory right of redemption is 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:

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 indebtedness 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 trustors, their 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 and 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand s this 1ST day of January, 19 90 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nancy M. Ryans, Trustee
NANCY M. RYANS, Trustee

Douglas R. Berry
DOUGLAS R. BERRY

Nancy M. Ryans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County and State Nancy M. Ryans, Trustee

the within named bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 1ST day of January, 19 90

Commission expires _____ Notary Public

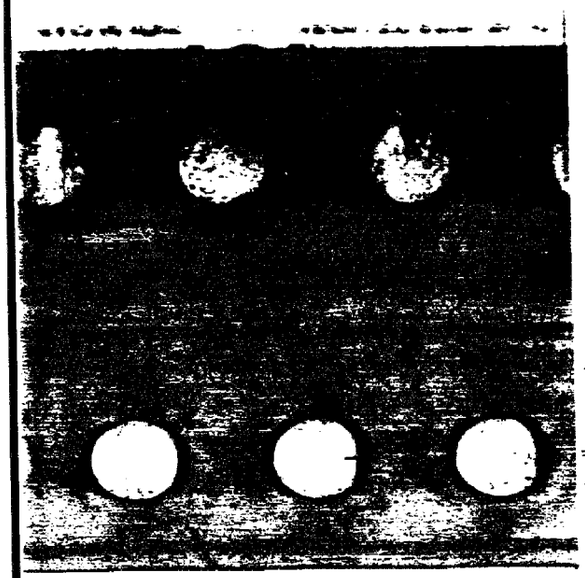
STATE OF TENNESSEE
COUNTY OF DAVIDSON

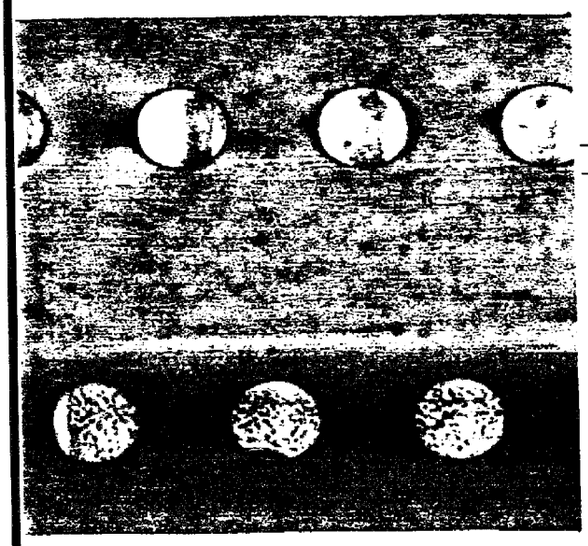
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Douglas R. Berry, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 1ST day of January, 1990.

NOTARY PUBLIC

My Commission Expires: September 11, 1990.





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

RECEIVED OF _____

FOR _____

BOOK 8028 PAGE 974

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 27500.00
				MAMT 25000.00
				CON TX 90.75
				MOR TX 26.45
				PRFEE 1.00
				WDEED 6.00
				TOTAL 124.20
				CHECK 124.20
01/19/90	01	14:55	0001	4512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97536

IDENTIFICATION REFERENCE

JAN 19 2 55 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 285605