Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Dunn, et ux.	SAME	
(NAME:)	(NAME:)	
5606 Tennessee Avenue		91-2-262
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		12W-25655
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 8076 PAGE 14

FOR AND IN CONSIDERATION of the sum of Twenty-six Thousand Ten & 00/100---------- ($26,010.00) *Dollars, of which* Ten & 00/100 ---------- ($10.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* the Grantees have executed their Joint Installment Deed Note of even date herewith in the principal amount of Twenty-six Thousand & 00/100 ($26,000.00) *Dollars* payable to James M. Beckham and Wife, Deborah L. Beckham and Homer Lee Anderson and Wife, Peggy Jean Anderson in *executed* installments of Two Hundred Ninety-eight & 45/100 ($298.45) Dollars each commencing on April 15, 1990 and thereafter a like amount is due and payable on the same day of One Hundred and Fifty-five (155) succeeding months until the entire principal balance and all interest or any late charges, penalties or costs as provided in the Note of even date herewith have been paid in full, said Note includes interest in each installment at the rate of Ten (10%) percent per annum with all payments applied first to interest and penalties and then to principal.

THE ENTIRE PRINCIPAL BALANCE, PLUS ALL ACCRUED INTEREST IS DUE AND PAYABLE ON SALE OF MORTGAGED PROPERTY.

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, JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and Wife, PEGGY JEAN ANDERSON *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES R. DUNN and Wife, PATRICIA A. DUNN, their ---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 160 feet of the south 150 feet of Block "I", plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID part of Block "I" fronts 50 feet on the northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY JEAN ANDERSON by deed from JOHN C. CZARNIK and Wife, FLORENCE L. CZARNIK, of record in Book 6333, Page 843, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 16th day of March, 19 90

JAMES R. DUNN Affiant

My commission expires: March 11, 1991 (Affix Seal)

Jeannette D. Jacobs Notary Public

This is unimproved ( ) improved (X) property, known as 5606 (House Number) New York Avenue (Street) Nashville, TN 37209 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said JAMES R. DUNN and Wife, PATRICIA A. DUNN, 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* JAMES R. DUNN and Wife, PATRICIA A. DUNN, their ---------- *(successors), 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, the said JAMES R. DUNN and Wife, PATRICIA A. DUNN *hereinafter referred to as trustors, hereby transfer and convey unto* JOHN AARON HOLT, *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 $ 26,000.00 *, 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.*

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 effect 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 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 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, 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:

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.

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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 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* 16th *day of* March, *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.*

James M. Beckham
JAMES M. BECKHAM

Deborah L. Beckham
DEBORAH L. BECKHAM

Homer Lee Anderson
HOMER LEE ANDERSON

Peggy Jean Anderson
PEGGY JEAN ANDERSON

James R. Dunn
JAMES R. DUNN

Patricia A. Dunn
PATRICIA A. DUNN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned *a Notary Public in and for said County and State,* JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, HOMER LEE ANDERSON and Wife, PEGGY JEAN ANDERSON, and JAMES R. DUNN and Wife, PATRICIA A. DUNN *the within named bargainor*s, *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 Nashville, *Tennessee, this* 16th *day of* March, *19* 90

Jeanette D. Jacobs
Notary Public

Commission expires March 11, 1991

"MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $26,000.00."

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

MAR 29 | 02 PM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

8870 03/29 0101 02CHECK 120.40

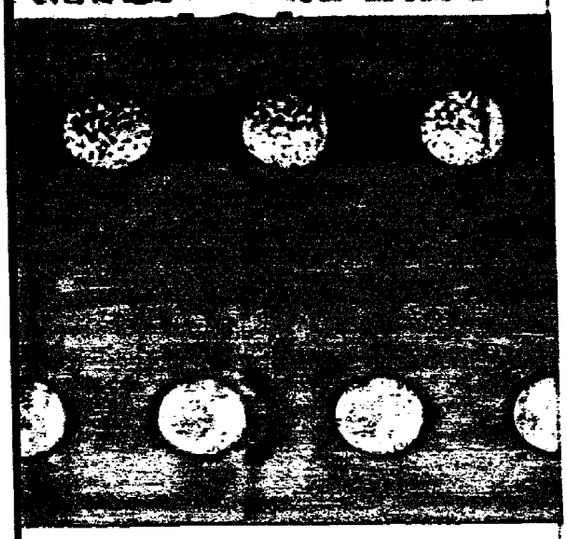
INSTALLMENT DEED

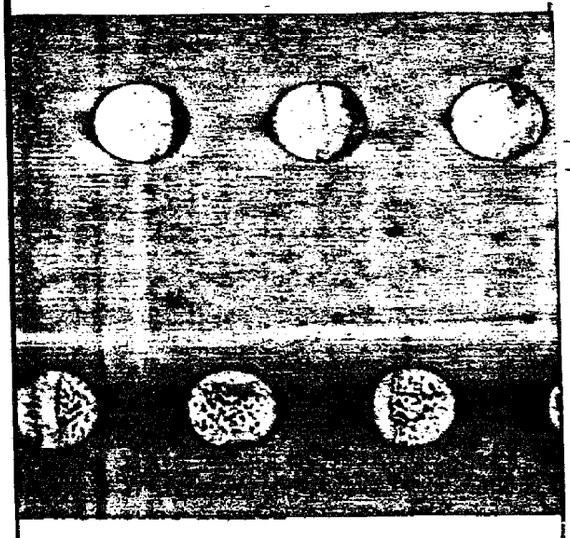
From
JAMES M. BECKHAM and Wife
DEBORAH L. BECKHAM, and
HOMER LEE ANDERSON and Wife
PEGGY JEAN ANDERSON
To
JAMES R. DUNN and Wife,
PATRICIA A. DUNN

This Instrument prepared by:
J. Michael Jacobs, Esq.
JACOBS, HOLT, MASTEN & CLAYTON
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

From information provided by parties and without examination of public records.

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





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

RECEIVED OF _____

FOR _____

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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 26000.00	
			MAMT 26000.00	
			MOR TX 85827.60	
			PRFEE 1.00	
			MDEED 6.00	
			VOID	
			MOR TX 85827.60-	
			CON TX 85.80	
			MOR TX 27.60	
			TOTAL 120.40	
			CHECK 120.40	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/90 01 13:02 0001 6870

14540

IDENTIF. REFERENCE

MAR 29 1 02 PM '90

DAVIDSON COUNTY TN.

No. 305283