This Instrument Prepared by:

Adams, Taylor, Philbin, Pigue & Marchetti
One Eleven Union Street
Nashville, TN 37201

File Box 43

BOOK 8105 PAGE 776

INSTALLMENT DEED

LEONA B. NASH, unmarried

TO

MICHAEL O. WEBB and wife,
JANET M. WEBB

Address New Owner:	Send Tax Bills to:	Map-Parcel #
Michael O. Webb et ux 226 Dellrose Drive Nashville, TN 37214	Michael O. Webb et ux 311 Davis Corner Road Mt. Juliet, TN 37122	84-14 #201

25107.

IDENTIFICATION REFERENCE

MAY 9 11 00 AM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $ 52,000.00 .

Affiant

Sworn to and subscribed before me, this 8th day of May, 1990.

Notary Public

My Commission expires: 11-2-92

FOR AND IN CONSIDERATION of the sum of Fifty Two Thousand and No/100 ($52,000.00) Dollars, of which Twelve Thousand Five Hundred and NO/100 ($12,500.00) Dollars has been paid in cash by the Grantees, hereinafter named, the receipt of which is hereby acknowledged and for the remaining sum of Thirty Nine Thousand Five Hundred and NO/100 ($39,500.00) Dollars, said Grantees promise to pay to the order of the Grantor the principal sum of $39,500.00 in monthly installments of Four Hundred Seven and 73/100 ($407.73) Dollars each, including principal and interest at the rate of Eleven (11%) percent per annum, commencing on the first day of June, 1990 and continuing on the 1st day of each month thereafter for 240 months, or until said amounts, both principal and interest is paid in full.

A reasonable late charge may be assessed in addition to such monthly installment not received by the noteholder within 15 days of the monthly due date.

A lien is expressly retained on the land herein conveyed for the purpose of securing the payment of the aforementioned Note, including principal, interest, attorneys fees and the costs of collection, and said Note bears no prepayment penalty.

I, LEONA B. NASH, unmarried, hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto MICHAEL O. WEBB, and wife, JANET M. WEBB, herein called Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, BEING Lot No. 67 on the Map of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for said County.
>
> SAID Lot No. 67 fronts 80 feet on the westerly side of Dellrose Drive and extends back 175.1 feet on the northerly line and 174.4 feet on the southerly line, to a dead line in the rear on which it measures 80 feet.

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $39,500.00.

BEING the same property conveyed to the Grantor herein by deed from Judy Livesay Nash, of record in Book 7922, Page 273, Register's Office for Davidson County, Tennessee.

This is improved property, known as 226 Dellrose Drive, Nashville, TN 37214

Borrowers may prepay the principal amount outstanding in whole or in part subject to the terms set forth in the note secured by this instrument.

In the event Grantees seek to transfer part or all of their interest in the property hereinabove described without tendering the balance of the entire indebtedness then owed, the Grantor will have the option to either approve or disapprove an assumption of the debt by the new Grantees and if such a sale or transfer occurs without Grantor's prior written consent, excluding (a) the creation by Grantees of a lien or encumbrance subordinate to this installment deed, (b) the creation of a purchase money security interest on household appliances, (c) a trasfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three yeArs or less not containing an option to purchase, then Grantor may at her option declare all the sums secured by this installment deed to be immediately due and payable and may exercise such remedies as are granted in this instrument upon default. In the event Grantor approves an assumption of this debt in writing, the Grantor may reset the interest rate set forth in the Note secured by this Installment Deed; however, in no event shall the interest rate exceed the legal rate of interest then prevailing.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, and their assigns forever.

Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good and lawful right to convey it, and that the same is unencumbered, except as herein stated.

Grantor further covenants and binds herself, her heirs, her successors and assigns, to warrant and forever defend the title to the said real estate to said Grantees, their 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 note, and rendering unnecessry court proceedings for the enforcement of said lien in the event of the non-payment of said Note, as it matures, as hereinafter provided, and for the consideration of One Dollar ($1.00), to us in hand paid, the said Grantees herein, do hereby transfer and convey unto Richard D. Taylor, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid only. The Grantees 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 $39,500.00, until the note herein secured is fully paid. Grantees further agree that proof of such insurance shall be furnished annually on or before June 1st and that such policy shall provide that the Company will not cancel coverage without first giving adequate notice of such cancellation to Grantor. Grantees 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 on or before March 1st of each year with the proof of payment being furnished to Grantor; and in case Grantees fail to do so, then the said Trustee, or the lawful owner and holder of said note, may do any 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 at 11% per annum from the date of such payment. Grantor shall have the right to inspect the premises at reasonable times upon giving written notice to Grantees.

Now, if the said Grantees shall pay the Note aforesaid when due, according to its 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 Grantees fail to pay the said Note or any part thereof, promptly at maturity or if Grantees fail to pay the taxes, keep up repairs or keep said premises insured as herein provided; or if Grantees fail to reimburse the Trustee or lawful owner and holder of said Note for all sums, with interest, so expended by said Trustee, or the lawful owner or holder of said note, within thirty (30) days from the 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 Note without notice, the remaining indebtedness hereby secured shall immediately become due and payable, and the said Trustee or his successor in trust, is hereby authorized and empowered, upon giving twenty days notice by three (3) publications in any newspaper, daily or weekly, circulated 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 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 bit at any sale under this conveyance. Grantees agree that the Trustee may, at any time, after default in the payment of said Note, enter and take possession of said property, and shall only account for the net rents actually received by him. Grantees 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 a sale hereunder, the proceeds shall 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 instituting or defending any litigation which may arise on account of the execution of this conveyance and 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 the unpaid note herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth, the residue, if any, will be paid to the Grantees herein, or their assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when account under the foregoing power and trust may be required, the lawful owner and holder of said lien 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 teh Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said 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.

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 this trusteeship.

IN WITNESS WHEREOF, we, the said Grantor and Grantees, have hereunto set our hands this the 8th day of May, 1990.

Leona B. Nash
Leona B. Nash, Grantor

Michael O. Webb
Michael O. Webb, Purchaser

Janet M. Webb
Janet M. Webb, Purchaser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Leona B. Nash, unmarried, the bargainor, with whom I am personally acquainted, or proved to me upon 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 Nashville, Tennessee, thsi the 8th day of May, 1990.

Notary Public

My Commission expires: 1/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

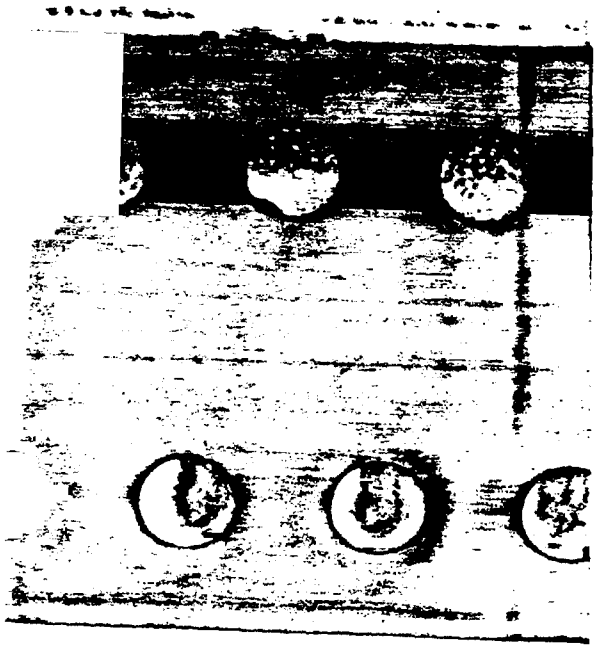
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael O. Webb and wife, Janet M. Webb, the barginors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and the execution of same to be their free act and deed.

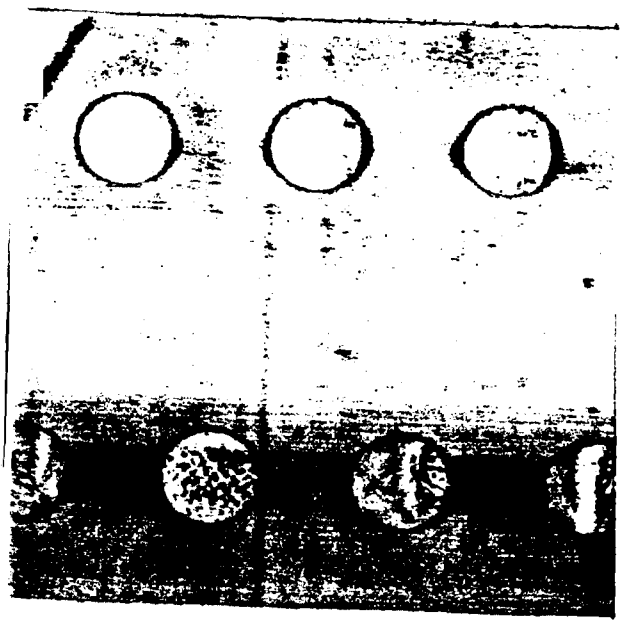
Witness my hand and official seal at Nashville, Tennessee, this the 8th day of May, 1990.

Notary Public

My Commission expires: 1/23/94

1.25 05/09 0102 03CHECK 227.72





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8105 PAGE 780

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	52000.00
MAMT	39500.00
CON TX	171.60
MOR TX	43.12
PRFEE	1.00
WDEED	12.00
TOTAL	227.72
CHECK	227.72

05/09/90 01 11:01 0001 0196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25107

IDENTIFT REFERENCE

MAY 9 11 00 AM '90

DAVIDSON COUNTY, TN

No. 317665