INSTALLMENT DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:

Mr. Long Van La
4021 Scotwood Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO: Map 134-9 Par 10 Ja

Same

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand and no/100 ($65,000.00) Dollars, of which Ten Thousand Four Hundred Eighty-Three & 64/100 ($10,483.64) Dollars has been paid in cash, the buyer assumes a present indebtedness of Twenty-Nine Thousand Five Hundred Sixteen and 36/100 ($29,516.36) Dollars on the property and then for the remainder of Twenty-Five Thousand and No/100 ($25,000.00) Dollars, Long Van La and wife, Thuy Phan La, have executed their promissory note in the amount of Twenty-Five Thousand and No/100 ($25,000.00) Dollars payable to Souvanh Vilavong and wife, Boonmee Vilavong in 120 installments of Three Hundred Thirty-Seven and 34/100 ($337.34) Dollars per month which includes an annual interest of 10.5% per year, 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, Souvanh Vilavong and wife, Boonmee Vilavong have this day bargained and sold, and do hereby transfer and convey unto the said Long Van La and wife, Thuy Phan La, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 64 on the Plan of Greenwood Hills, Section Three, of record in Plat Book 5050 at page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> 6630 06/04 0101 03CHECK 259.95
>
> Being the same property conveyed to Souvanh Vilavong and wife, Boonmee Vilavong, by deed recorded in Book 6503 at Page 312, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

30667

IDENTIF. TREFERENCE

JUN 4 11 12 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

RUSH

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 25,000.00

AFFIANT

Sworn and subscribed before me, this the 1st of June 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

9-1-1992

This is improved property, known as 4021 Scotwood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Long Van La and wife, Thuy Phan La, his 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Long Van La and wife, Thuy Phan La, 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 Long Van La and wife, Thuy Phan La, hereinafter referred to as trustors, hereby transfer and convey unto Charles C. Morrow, 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 $45,000.00, 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 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 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 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 trust 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 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 hands this 1st day of June, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Souvanh Vilavong
SELLER

Boonmee Vilavong
SELLER

Long Van La
BUYER

Thuy Phan La
BUYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Souvanh Vilavong and wife, Boonmee Vilavong, and Long Van La and wife, Thuy Phan La, the within named bargainors, with whom I am personally

acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

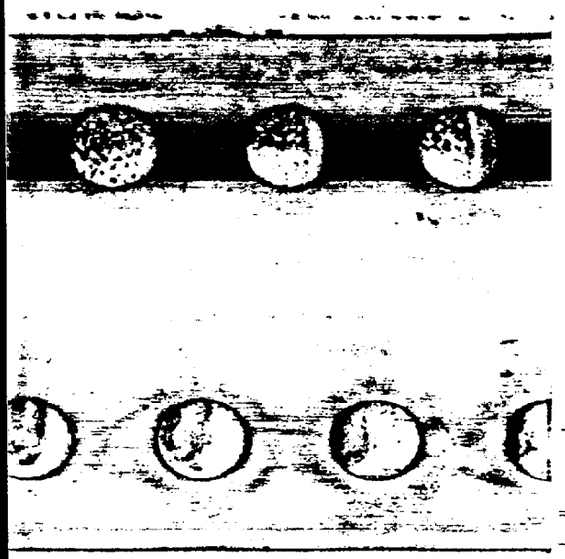
Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSIONS EXPIRES:

9-21- 1992



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

RECEIVED OF _____

FOR _____

BOOK 8122 PAGE 237

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	65000.00
MAMT	25000.00
CON TX	214.50
MOR TX	26.45
PRFEE	1.00
WDEED	18.00
TOTAL	259.95
CHECK	259.95

06/04/90 01 11:11 0001 6630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30667.

IDENTIF. REFERENCE

JUN 4 11 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324329