This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
Willis Majors

TO
Buist Reardon

For draftsman's use

This Instrument Prepared By:
Andrei Ellen Lee-Sadler
Attorney at Law
1000 Parkway Towers
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buist Reardon & Willis Majors (NAME)	First Wachovia Mortgage Compan (NAME)	Map 59-10
3907 Crouch Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 70002 (STREET ADDRESS)	Par 231
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Charlotte NC 28272-0002 (CITY) (STATE) (ZIP)	13DA 35395

(FOR REGISTER'S USE)

5 4 1 5 8

IDENTIFICATION REFERENCE

AUG 31 3 07 PM '90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,383.16 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 1990.

Willis Majors Affiant

Notary Public

MY COMMISSION EXPIRES: 1-11-92

(AFFIX SEAL) Teresa A. Lyons Notary Public

FOR AND IN CONSIDERATION OF the sum of Six Thousand, Three Hundred and Eighty-three and 16/100 DOLLARS, of which $ _____ has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed an installment deed note in the principal sum of $6,383.16 of even date herewith, which said note is payable to Buist Reardon. Said note being payable is 36 monthly instalments of $177.31, including interest at a rate of 12 1/2% per annum on the unpaid principal balance, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full. The first payment is due and payable on the 5th day of July, 1990 and thereafter on or before the 5th day of each succeeding month until balance is paid in full.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Willis Majors

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Buist Reardon

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 596 on the plan of Haynes Manor, Section Five, Phase One, of record in Plan Book 4460, page 35, as amended in Book 4650, page 232, Register's Office for said County.

SAID Lot No. 596 fronts 63.00 feet on the westerly margin of Crouch Drive and extends back 137.5 feet on the northerly line and 144.2 feet on the southerly line to a dead line in the rear, measuring 71.77 feet thereon.

BEING part of the same property conveyed to John G. Palmer, Trustee, with full power by deed from Zeitlin Construction Company, Inc. of record in Book 4988, page 438, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Willis and Barbara Majors by deed from John G. Palmer, Trustee in Book 5013, Page 724, in the Register's Office.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $6383.16"

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 3907 Crouch Drive (House Number) (Street) Nashville, Tennessee 37207 P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we the said grantors herein do hereby transfer and convey unto _____ Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, to the purposes aforesaid, only. We, the said grantors do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company companies for at least the sum of $ _____ 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. We 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 we 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 herein, the same to bear interest from the date of such payment. Now, if we, the said grantors, 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 we 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, we 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, or 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 conveyance. We 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 net rents actually received by him. We 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 the grantees herein, their heirs, 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 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 his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 9th day of July 1990.

Burist Reardon

Willis Majors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Teresa A Lyons, a Notary Public in and for said County and State, the within named Willis Majors + Burist Reardon the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Davidson County, Tennessee, this 9th day of July, 1990.

Teresa A Lyons Notary Public

Commission expires 1-11-92

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, (or proved to me on the basis of satisfactory evidence), 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 _____.

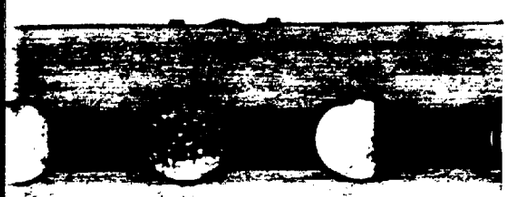
Witness my hand and seal, at office in _____, this____ day of _____, 19____.

_____ Notary Public

Commission expires _____

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

551 09/27/0101 03CHECK 33.18



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 49

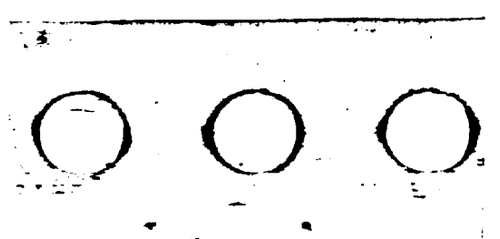


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 6383.16
MAMT 6383.16
CON TX 21.12
MOR TX 5.06
PRFEE 1.00
TDEED 6.00
~~TOTAL 33.18~~
~~CHECK 33.18~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/90 01 15:11 0001 5519



VOID
TDEED 6.00-
MDEED 6.00
TOTAL 0.00
CHECK 0.00

08/31/90 01 15:11 0001 5520

5.4158

IDENTIFICATION REFERENCE

AUG 31 3 07 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 351892