MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $20,000.00.

BOOK 8191 PAGE 17

This Instrument prepared by: Mail
BALTHROP & PERRY ATTORNEYS
102 Frey Street
Ashland City, Tennessee 37015

Mary Ann Bass, a widow and unmarried

MAP

PARCEL #071-15-9-160

TO:
Owner:
Stephen F. Meade
807 Porter Rd.
Nashville, Tennessee 37206

SEND TAX BILLS TO SAME

SEP 7 8 50 AM '90

5551 10

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-TWO THOUSAND AND 00/100 (22,000.00) Dollars, of which TWO THOUSAND (2,000.00) Dollars, has been paid in cash by Stephen F. Meade, Grantee herein, the receipt of which is hereby acknowledged and for the remainder the said Grantee has executed his single installment deed note of even date herewith in the principal amount of TWENTY THOUSAND AND 00/100 (20,000.00) Dollars, payable to the order of Mary Ann Bass in fifty-nine equal consecutive monthly installments of TWO HUNDRED NINETY THREE (293.00) Dollars each, beginning October 5th, 1990, and with a sixtieth and final installment of the entire unpaid balance both principal and interest in the amount of NINE THOUSAND FIVE HUNDRED SEVEN AND 37/100 (9,507.37) DOLLARS, if all payments are made as scheduled with interest at the rate of 9% per annum; 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, Mary Ann Bass, a widow and unmarried; hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto Stephen F. Meade, herein called Grantee, his heirs and assigns, certain real estate in the __th Civil District of Davidson County, Tennessee, to wit:

BEING LOTS NOS. 281 and 282 on the plat of the Highland Land Company's Subdivision as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 281 and 282 front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

BEING the same land conveyed to Charlie B. Bass and wife, Mary Ann Bass by deed of record in Book 4733, page 741, in the Register's Office of Davidson County, Tennessee. The said Charlie B. Bass died January 10th, 1990, and Mary Ann Bass acquired title as surviving tenant by the entirety.

This CONVEYANCE is subject to the lien of 1990 Davidson County land taxes which have been prorated and payment of which is assumed by Grantee herein and to the rights of existing tenants.

Sandra J. Meade joins in this instrument to convey such homestead or other marital interest as she may have in the hereinabove described property as the wife of Stephen F. Meade.

Stephen F. Meade executes this instrument on behalf of Sandra J. Meade by virtue of the power of attorney of record in Book 7547 at page 255 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to said Grantee his 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 unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said note, or any installment thereof, as it matures, as hereinafter provided, and for the consideration of one dollar, in hand paid, I, the said Grantee herein do hereby transfer and convey unto Robert L. Perry, Jr., Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging for the purposes aforesaid, only. I , the said Grantee, do hereby agree to keep all buildings now on, or to be hereafter erected on said propery, insured in some reliable fire insurance company for at least the insurable value until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy to said Trustee for the benefit of the lawful owner and holder of said note, as his interest may appear. I further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon when due; and in case I fail to do either, then the said Trustee, or the lawful owners and holders of said note, or any of them, may do any or all of these things and charge and treat the sum so

expended as part of the indebtedness secured herein, the same to bear interest from the date of such payment, at the rate provided for in said note. NOW if I , the said Grantee , 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 I fail to pay said note or any installment thereof, promptly when due, or if, failing to pay taxes, keep up with repairs or keep said premises insured as herein provided; or I fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest, so expended by the said Trustee, or lawful owner and holder of said note, 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 note, then past due and unpaid, all the remaining balance of said note 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 the County in which the property is situated, to sell said property at the front door of the Court House in said County, to the highest and best bidder for cash, at public outcry, free from the equity of redemption,; statutory right of redemption, homestead, curtesy, dower, or other marital interest 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. I agree that the Trustee may at any time, after default in the payment of said note or any installment due thereunder, enter and take possession of said property, and shall only account for the net rents actually received by him. I 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 his 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 the unpaid balance of said note 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 grantee, herein, his heirs, representatives, and 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 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 of Davidson, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I , the said Grantor, and Grantee, have hereunto set our hands this the 30th day of August, 1990.

Mary Ann Bass
MARY ANN BASS

Stephen F. Meade
STEPHEN F. MEADE

Sandra J. Meade by Stephen F. Meade
SANDRA J. MEADE
By Stephen F. Meade

STATE OF TENNESSEE §
§
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County the within named MARY ANN BASS, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Ashland City, Tennessee, this the 30th day of August, 1990.

Tom M. Bathrop
NOTARY PUBLIC
My Commission Expires: 1-27-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Stephen F. Meade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Ashland City, Tennessee, this the 30th day of August, 1990.

Tom M. Bathrop
NOTARY PUBLIC
My Commission Expires: 1-27-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6754 09/07 0101 03CHECK 109.30

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

On this 30th day of August, 1990, before me the undersigned, a Notary Public in and for said State and County, appeared Stephen F. Meade, to me known to be the person who executed the foregoing instrument in behalf of Sandra J. Meade, and who acknowledged that he executed the same as the free act and deed of the said Sandra J. Meade.

WITNESS my hand and seal at office on this the day and date above written.

Joan M. Bathroff
NOTARY PUBLIC
My Commission Expires: 1-25-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE §
§ ss.
COUNTY OF Cheatham §

The actual consideration or value of property,(whichever is greater) is 22000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Stephen F Meade

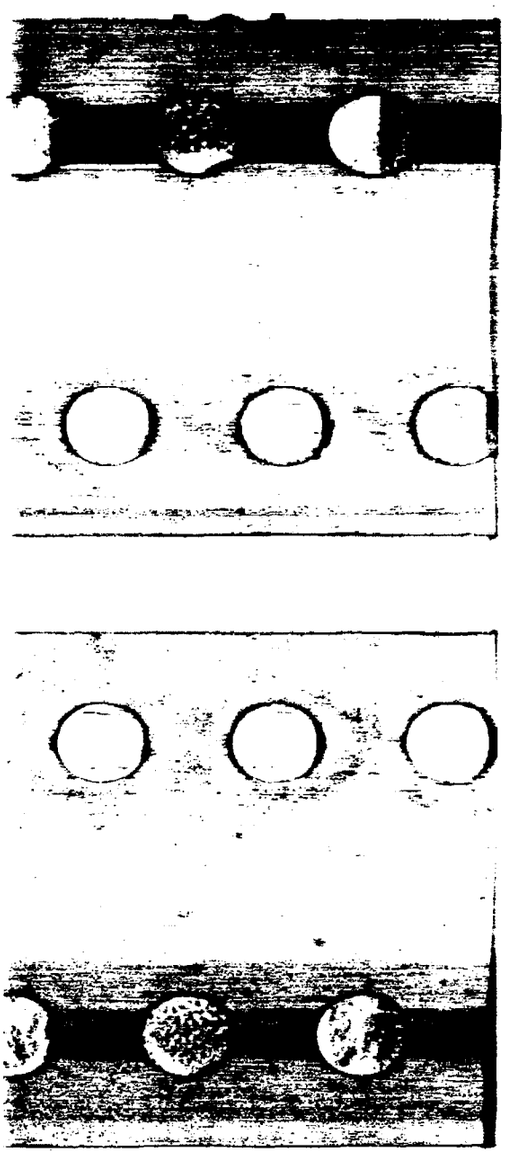
SWORN TO and subscribed before me this the 30th day of August, 1990.

Joan M. Bathroff
NOTARY PUBLIC
My Commission Expires: 1-25-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8191 PAGE 22

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 22000.00
				MAMT 20000.00
				CON TX 72.60
				MOR TX 20.70
				PRFEE 1.00
				WDEED 15.00
				TOTAL 109.30
				CHECK 109.30
			09/07/90 01	08:53 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5551.0

IDENTIFICATION REFERENCE

SEP 7 8 50 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 353430