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This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

J.D. Aaron

TO

William S. Hofstetter

For draftsman's use
HOFSTETTER & HOFSTETTER, ATTYS.
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Hofstetter (NAME)	Same (NAME)	
P.O. Box 150231 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-01-078
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

67009

IDENTIF. TREFERENCE

Oct 24 8 48 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 W S Hofstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1990.

Notary Public

MY COMMISSION EXPIRES: 7-24-93

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Thousand & 00/100 ($40,000.00) DOLLARS

of which $ 9,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

has executed his promissory note of even date, in the principal sum of $31,000.00, payable to grantor, according to its terms.

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $31,000.00.

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,

I, J.D. Aaron

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto William S. Hofstetter, unmarried

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

Land in Davidson County, Tennessee, being Lots Nos. 23 and 24 of Block 3 on the Map of the Courts of Belle Meade, of record in Book 547, Page 141, Register's Office for said county, and described as follows:

Beginning at a point in the westerly margin of Lafayette Court at the corner of Lots Nos. 24 and 25; thence with the line between said lots westerly 145 feet to a point, the common corner of said lots and of Lots Nos. 20 and 21; thence with the easterly line of Lots Nos. 23 and 24, southerly 72 feet 9 inches to the north line of Bransford Realty Company's Subdivision; thence along the north line of the same, being the south line of Lot No. 23, easterly 145 feet 2 inches to the westerly margin of Lafayette Court; thence with the margin of the same northerly 7 feet 2 inches to a point, the beginning of a curve or a turn-around in said Lafayette Court, around a curve, 47 feet to the common corner of Lots Nos. 23 and 24, and continuing with said curve 14 feet to a point in the east line of said Lot No. 24 in the west margin of Lafayette Court; thence with the margin of the same northerly 19 feet to the point of beginning.

Being the same property conveyed to J.D. Aaron and wife, Virginia Katherine Aaron, by deed from Robert S. Cochran and wife, of record in Book 1943, Page 153, Register's Office said county. The said Virginia Katherine Aaron having since died.

This is improved (X) property, known as 120 Lafayette Court, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

RECORDED MICRO
EQUALITY OF WRITING, PRINT OR PHOTOGRAPHIC
THIS DOCUMENT UNSATISFACTORY

Holly Bowen, Trustee, P.O. Box 150231, Nashville, TN 37215

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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 the 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 grantees herein do hereby transfer and convey unto Holly Bowen Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said 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 $ 40,000.00 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 therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, 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, all 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, 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 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 the 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 advise 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 1st day of October 19 90.

William S. Hofstetter

J. D. Aaron

By: Paul E. Aaron, Conservator

PERSONAL ACKNOWLEDGMENT

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named William S. Hofstetter, the bargainors, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 19 90

Commission expires 7-24-93 Notary Public Eunice Miller

CORPORATE ACKNOWLEDGMENT

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

2648 10/24 0101 03CHECK 172.35

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ Notary Public _____

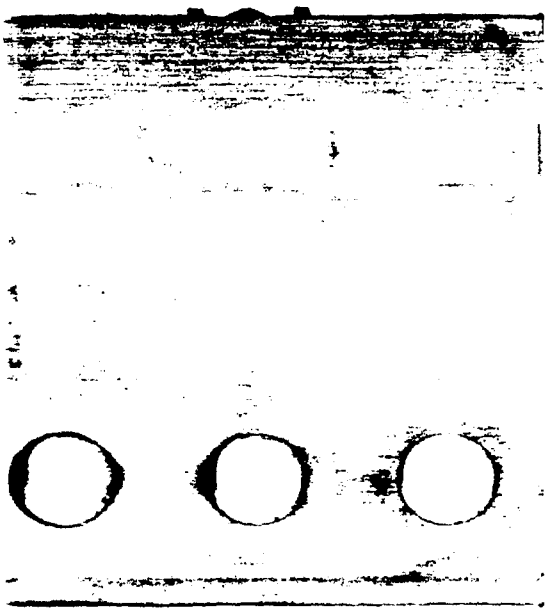
CONSERVATOR ~~PARTNERSHIP~~ ACKNOWLEDGMENT

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Paul E. Aaron, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a conservator of J.D. Aaron the within named bargainor, and that he as such conservator executed the foregoing instrument for the purpose therein contained, by signing the name of the conservator by himself as conservator.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 19 90

Commission expires 7-24-93 Notary Public Eunice Miller



OFFICIAL RECEIPT

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

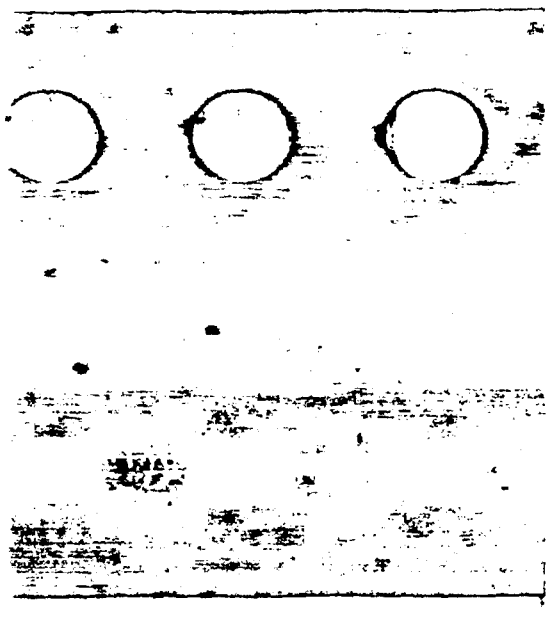
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	40000.00
MAMT	31000.00
CON TX	132.00
MOR TX	33.35
PRFEE	1.00
WDEED	6.00
TOTAL	172.35
CHECK	172.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/90 01 08:50 0001 2648

67009

IDENTIF. REFERENCE

OCT 24 8 48 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 366816