Mail To: Steve Hewlett
Public Service Commission
460 James Robertson Parkway
Nashville, Tennessee 37219

INSTALLMENT DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Alan Jackson (NAME)	SAME (NAME)	104-11F 113
2124 Fairfax Ave., Apt. 113 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Subscribed and sworn to before me, this the 19th day of June, 1991.

J. Alan Jackson
Affiant

My Commission Expires: May 28, 1995 (Affix Seal)
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, of which ONE THOUSAND ONE HUNDRED FIFTY-EIGET AND 85/100 ($1,158.85) DOLLARS, has been paid in cash, the receipt of which is hereby acknowledged, and for the additional consideration of the undersigned's, J. ALAN JACKSON, (the "Grantee" herein), assumption of an Adjustable Rate Note dated May 16, 1985, executed by STEPHEN O. HEWLETT AND WIFE, MARY L. HEWLETT, to Charles W. Bone, Trustee, to secure to Investors Savings & Loan Association an indebtedness in the original principal sum of $50,700, the terms and conditions of which Grantee assumes and agrees to pay and to perform all of the obligations of the Grantors under the Note and Deed of Trust of record in Book 6559, Page 109, Register's Office for Davidson County, Tennessee, STEPHEN O. HEWLETT AND WIFE, MARY L. HEWLETT, (the "Grantors" herein), have this day bargained and sold, and do hereby transfer and convey unto the said J. ALAN JACKSON, his heirs and assigns, all of their right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. 113 as shown on the Plat of The Cloisters, of record in Book 6317, Page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominium Homeowners' Association, all as described in Book 6317, Page 688, said Register's Office.
>
> Being the same property conveyed to Stephen O. Hewlett and wife, Mary L. Hewlett, by deed from A. Harrison Johnson, Jr., Trustee, with full power to sell, transfer, convey, lease, encumber or otherwise deal without joinder of beneficiary of record in Book 6559, Page 106, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2124 Fairfax Avenue, Apt. 113, Nashville, Tennessee 37212.

Further, this conveyance is subject to:

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. By acceptance of this deed of conveyance, Grantee agrees to abide by the terms and conditions of the Master Deed and all amendments thereto, the By-Laws, and rules and regulations of the condominium homeowners' association.

3. All matters of record, if any.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said J. ALAN JACKSON, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto A. HARRISON JOHNSON, JR., 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 amount of the indebtedness, or at least the maximum insurable value, whichever is greater, 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 interest at the highest lawful rate 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 any and all rights of redemption, any statutory or equitable right of redemption or the equity of redemption, homestead, dower, spouse's statutory share, 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 trustee 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, or 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 Register's Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 19th day of June, 1991, but effective as of the 1st day of August, 1990.

STEPHEN O. HEWLETT

J. ALAN JACKSON

MARY L. HEWLETT

6345 06/21 0101 03CHECK 175.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainors, STEPHEN O. HEWLETT AND WIFE, MARY L. HEWLETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 19th day of June, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, J. ALAN JACKSON, 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 seal at Nashville, Tennessee, this 19th day of June, 1991.

NOTARY PUBLIC

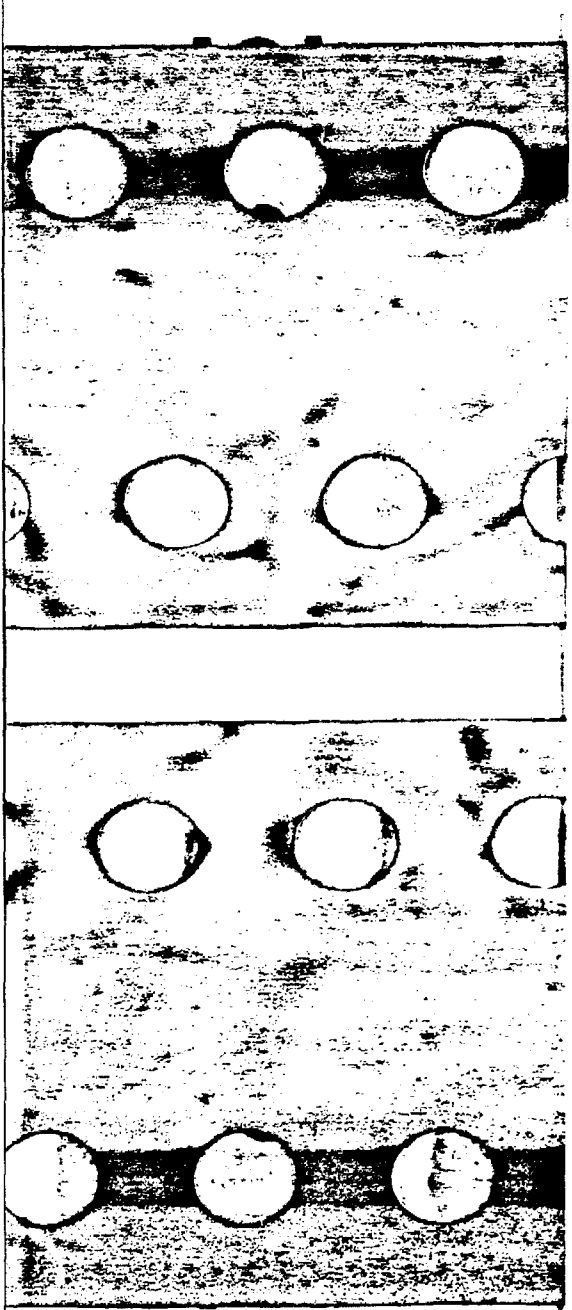
MY COMMISSION EXPIRES: May 28, 1995

24436.

IDENTIFICATION REFERENCE

Jun 21 9 37 AM '91

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 33

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 9.00
TOTAL 175.00
CHECK 175.00

06/21/91 01 09:38 0001 6346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24436.

IDENTIFI REFERENCE

JUN 21 9 37 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433352