Bk/ 60

MAXIMUM INDEBTEDNESS FOR TENNESSEE
RECORDING TAX PURPOSES IS $66,000.00.

This Instrument Prepared By:
THOMAS I. BOTTORFF, Atty.
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

INSTALLMENT DEED

BOOK 8511 PAGE 41

Address New Owner:	Send Tax Bills to:	Map/Parcel:
ANNE B. TRABUE 6304 Vaughns Gap Court Nashville, Tennessee 37211	Owner	129-15-0 051.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

My Commission Expires:
Mar. 12, 1994

Notary Public

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FOR AND IN CONSIDERATION of the sum of One Hundred Six Thousand and 00/100 Dollars ($106,000.00) of which Forty Thousand and 00/100 Dollars has been paid in form satisfactory to W. Arch Bratton and wife Mildred Bratton (the Grantors herein) the receipt of which is hereby acknowledged, and for the remaining Sixty Six Thousand Dollars ($66,000.00), ANNE B. TRABUE, an unmarried woman, (hereinafter Grantee), has executed an Installment Deed Note payable to Grantors, in said amount of even date herewith, due and payable according to its terms, assumable only upon permission of the holder thereof, and providing for payment of costs and attorney's fees in the event of default or collection, and to secure the payment of said indebtedness, principal, interest, costs, and attorney fees, a lien is expressly retained on the land herein conveyed by Grantors, and, NOW, THEREFORE, the Grantors, W. ARCH BRATTON and wife MILDRED BRATTON have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, ANNE B. TRABUE, an unmarried woman, her heirs, successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 110 on the Plan of Warner Park Valley Section 1, as of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the W. Arch Bratton, et ux, Mildred Bratton, from Henry F. Wood, et ux, Linda N. Wood, by deed of record in Book 6595, page 336, Register's Office for Davidson County, Tennessee

This is improved property known as 6304 Vaughn's Gap Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the said ANNE B. TRABUE, her heirs, successors, and assigns forever. Grantors covenant that they 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.

Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to said real property to Grantee, her heirs, successors 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 ANNE B. TRABUE hereinafter referred to as Trustor, hereby transfers and conveys unto THOMAS I. BOTTORFF, of Williamson County, Tennessee, Trustee, his successors and assigns, the real property hereinbefore described, with the appurtenances, estate, title and interest thereto belonging to the said Trustor upon the following uses and trusts:

Trustor agrees 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 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.

Trustor further agrees 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 Trustor 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 rate of ten per cent (10%) per annum from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor 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 (30) days from date of such demand for 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 (20) days' notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Courthouse in said County to the highest bidder for cash, at public outcry, free from the statutory right of redemption, 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 holder of the indebtedness herein described 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 Trustor, his 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, or at the election of the holder of the aforesaid note and indebtedness the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by more than one note, 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 trustee 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.

The word "Trustor" when used herein shall apply to parties both singular and plural.

Witness our hand(s) the date appearing herein next to our signatures.

GRANTORS:

12-16-91
DATE

W. Arch Bratton
W. ARCH BRATTON

12/16/91
DATE

Mildred Bratton
MILDRED BRATTON

GRANTEE/TRUSTOR:

12/16/91
DATE

Anne B. Trabue
ANNE B. TRABUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **W. ARCH BRATTON AND WIFE MILDRED BRATTON** the within-named bargainor, 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 this 16th day of December, 1991.

Notary Public

My Commission Expires:
Mar. 12, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ANNE B. TRABUE,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of December, 1991.

Notary Public

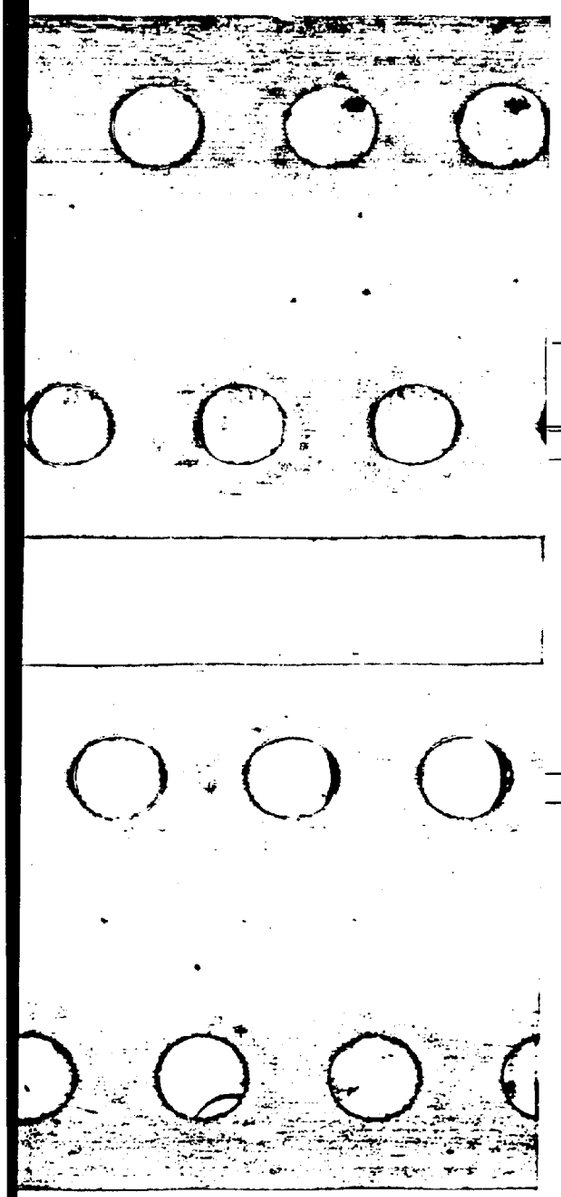
My Commission Expires:
Mar. 12, 1994

7.05 1.5

IDENTIFICATION REFERENCE

Dec 18 4 07 PM '91

3720 12/18 0101 03CHECK 475.80



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 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 106000.00
MAMT 66000.00
MOR TX 392.20
MOR TX 73.60
PRFEE 1.00
WDEED 9.00
~~TOTAL 475.80~~
~~CHECK 475.80~~

12/18/91 01 16:09 0001 3720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
MOR TX 392.20-
CON TX 392.20
~~TOTAL 0.00~~
~~CHECK 0.00~~

12/18/91 01 16:10 0001 3721

3721 12/18 0101 03CHECK 0.00

7.05 I.S.

IDENTIFICATION REFERENCE

Dec 18 4 08 PM '91

TOTAL $475.80

No. 486223