This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
PAUL A. EVANS, et ux

TO
NAIL SHAKIR

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

BOOK 8612 PAGE 16

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nail Shakir (NAME)	NO MORTGAGE ESCROW (NAME)	Map 81-15
1716 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 567
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	02W 23713

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 Nail Shakir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 1992

James A Carney
Notary Public

MY COMMISSION EXPIRES: 11-23-95

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Forty Thousand ------ And No/00 ($40,000.00) DOLLARS

of which $ 1.00 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 a promissory note of even date in the principal sum of $40,000.00, bearing no interest, payable to the order of Paul A. Evans and Willia Evans, payable in full on or before thirty (30) days after date. If not paid in full by due date, the unpaid balance will bear interest at the rate of 12% per annum until fully paid,

MAXIMUM PRINCIPAL INDEBTEDNESS
FOR TENNESSEE RECORDING TAX
PURPOSES IS $40,000.00

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,

Paul A. Evans and wife, Willia Evans,

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

Nail Shakir,

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

(SEE ATTACHED SHEET FOR COMPLETE ACCURATE LEGAL DESCRIPTION)

05403

IDENTIF. REFERENCE

APR 28 2 43 PM '92

DAVIDSON COUNTY TN.

PICK-UP

4774 04/28 0101 03CHECK 201.70

This is improved XX unimproved ( ) property, known as 1818 (House Number) Jefferson Street (Street) Nashville, Tennessee 37208 (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 represenatives, 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 Bob Herrman 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 $ Ins. Int. 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, 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 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 20th day of March, 19 92

Paul A. Evans
PAUL A. EVANS

Nail Shakir
NAIL SHAKIR

Willia Evans
WILLIA EVANS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8612 PAGE 17

Personally appeared before me _____, a Notary Public in and for said County and State, the within named Paul A. Evans and wife, Willia Evans, and Nail Shakir,

the bargainors, 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 official seal at Nashville, Tennessee, this 20th day of March, 19 92.

James A. Conroy Notary Public

Commission expires 11-25-95

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 _____

ATTACHED SHEET

Being Lot No. 10 in the Subdivision of two acres, and four poles of ground owned by Mrs. Jane Gillian, at the time of her death, now in the 3rd Ward of the City of Nashville, located on the north side of Jefferson Street, the same was formerly in the 13th Civil District of said County, a plan of which subdivision is of record in Book 2, Page 9, Chancery Court at Nashville.

Said Lot fronts 29 feet on the northerly margin of Jefferson Street, and runs back 194 feet on the easterly line and 195.7 feet on the westerly line to 10-foot alley.

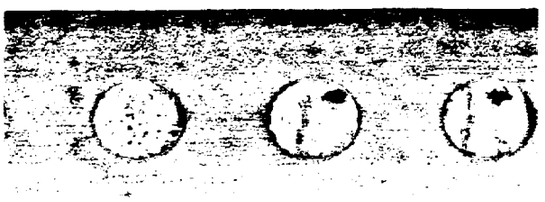
INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED from this conveyance is the following tract:

BEING a part of Lot No. 10 in the Subdivision of Two Acres and Four Poles of ground owned by Mrs. Jane S. Gilliam at the time of her death, now in the 3rd Ward of the City of Nashville, and is located on Page 9 of Plan Book 2, Chancery Court at Nashville, Tennessee.

BEGINNING at the northwesterly corner of a certain tract of land conveyed to A. W. Crutcher and wife, as of record in Book 406, Page 429, Register's Office for Davidson County, Tennessee. Said corner also being the northeasterly corner of Lot No. 1 on the Map of John L. Brown's Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, South 17 deg. 48' 37" East 66.73 feet to a point; thence North 81 deg. 03' 58" East 49.80 feet to a point on the common line of said Cruther tract and a certain tract of land conveyed to Frank Flowers and wife, as of record in Book 1278, Page 148, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land North 8 deg. 27' 36" West 65.95 feet to a point in the southerly margin of an alley; said point being the common corner between the last two said tracts; thence with the southerly margin of said alley, South 81 deg. 03' 17" West 60.65 feet to the point of beginning.

Being the same property conveyed to Paul A. Evans and wife, Willia Evans, by deed from Robert H. Gregory of record in Book 7573, Page 712, Register's Office for Davidson County, Tennessee.

The legal description was obtained from the last conveyance of record.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

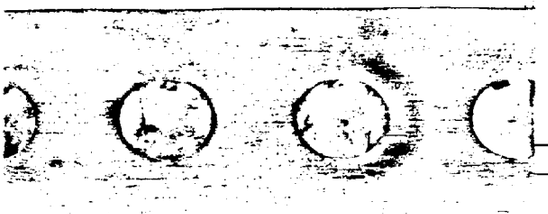
BOOK **8612** PAGE **19**



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 40000.00
				MAMT 40000.00
				CON TX 148.00
				MOR TX 43.70
				PRFEE 1.00
				WDEED 9.00
				TOTAL 201.70
				CHECK 201.70
04/28/92	01			14:44 0001 4774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

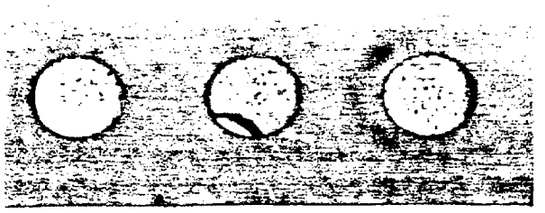


05403

IDENTIF. REFERENCE

APR 28 2 44 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.



No. 525562