INSTALLMENT DEED

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Address New Owner:	Send Tax Bills to:	Map Parcel Numbers
Leonard P. Wells	Same	071-16-204
1214 North 6th Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Twenty Nine Thousand and NO/100 ($29,000.00) Dollars, of which Five Hundred and NO/100 ($500.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Twenty eight thousand and five hundred ($28,500.00) Dollars, Kenneth P. Wells has executed an Installment Deed not in the principal amount of $28,500.00 at 8% interest 118 monthly payments at $350.00 per month due the first of each month with a 4% late charge after the 10th of the month. First payment due June 1, 1992. and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Opal Kittrell (a single person) have this day bargained and sold, do hereby transfer and convey unto the said Leonard P. Wells (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 110 and the southerly one-half of Lot No. 109 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Opal N. Kittrell by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8415, page 276, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $29,000.00 Subscribed and sworn to before me, this the ____ day of June, 1992.

Opal N. Kittrell
Affiant

Notary Public

My Commission Expires:
7-05-94

THIS INSTRUMENT PREPARED BY
BECK AND BECK ATTORNEYS AT LAW
4205 Gallatin Rd.
Nashville, TN 37216

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 29,000.

Unimproved ( )
This is improved (X) property, known as 1214 North 6th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Leonard P. Wells (successors), 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 except 1992 Taxes which have been prorated further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said Leonard P. Wells (successors), 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 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 Leonard P. Wells hereinafter referred to as trustors, hereby transfer and convey unto Martha Beck, Trustee, his successors and assigns, the real estate herein before 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 sum of $29,000.00, or 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.

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 proceeding, 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 6 percent interest 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 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 convenience shall remain in full force and effect, and in the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness,a nd 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The words "Trustors" when used herein shall apply to parties both singular and plural.

Witness our hand(s) this 30 day of June, 1992, the corporate party, if any, having caused it name to be signed hereto by its duly authorized officers on said day and date.

Leonard P Wells
Leonard P. Wells

Opal P. Kittrell
Opal Kittrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeff Shoulders, a Notary Public in and for said County and State, the within named Leonard P. Wells, and Opal Kittrell the bargainor(s), 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 30 day of June, 1992.

Jeff Shoulders
Notary Public

My commission expires: 7-23-94

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jeff Shoulders, a Notary Public of the State and County aforesaid, personally appeared Leonard P. Wells and Opal Kittrell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires: _____

27469

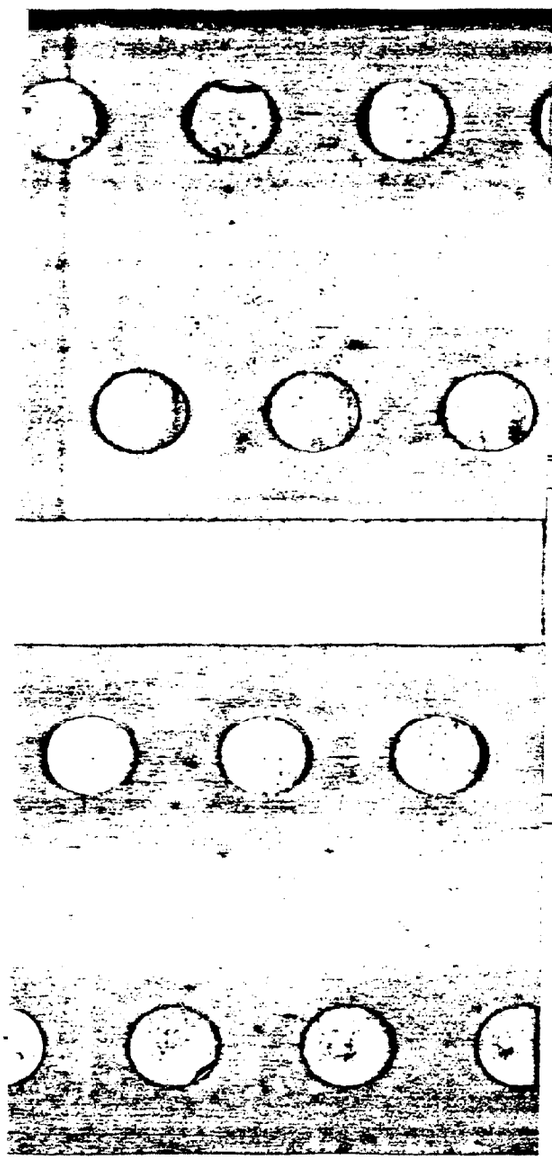
IDENTIF. TREFERENCE

JUL 14 3 09 PM '92

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

5422 07/14 0101 03CHECK 151.3

THIS INSTRUMENT PREPARED BY
BECK AND BECK ATTORNEY'S AT LAW
4205 Gallatin Rd.
Nashville, TN 37216



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 29000.00
MAMT 29000.00
CON TX 107.30
MOR TX 31.05
PRFEE 1.00
WIFEE 12.00
TOTAL 151.35
CHECK 151.35

07/14/92 01 15:10 0001 5422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27469

IDENTIF. REFERENCE

JUL 14 3 09 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 550168