THE MAXIMUM INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $67,500.00

BOOK 8692 PAGE 466

INSTALLMENT DEED

THIS INSTRUMENT WAS PREPARED BY		
Donald Arkovitz, Attorney, 332 White Bridge Road, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Lancashire et ux	SAME	Map 128
(NAME)	(NAME)	
7872 Charlotte Pike		Parc 123
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00 OF WHICH TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00) HAS BEEN PAID BY GRANTEES,FOR ALL OF WHICH GRANTORS HEREBY ACKNOWLEDGE,AND FOR THE REMAINDER GRANTEES HAVE THIS DATE EXECUTED THEIR JOINT PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF $67,500.00 PAYABLE TO GRANTORS, Carl E. Becker, SAID AMOUNT TO BE PAID IN 180 MONTHLY INSTALLMENTS IN THE AMOUNT OF $684.63 EACH, WHICH INCLUDES INTEREST AT THE RATE OF NINE (9) PERCENT PER ANNUM, WITH THE FIRST PAYMENT DUE AND PAYABLE THE 1ST DAY OF SEPTEMBER, 1992 AND A LIKE PAYMENT ON THE SAME DAY OF EACH SUCCEEDING MONTH UNTIL PAID IN FULL. SAID PAYMENTS TO BE APPLIED FIRST TO INTEREST AND THE REMAINDER TO PRINCIPAL. THIS NOTE CANNOT BE PAID IN FULL NOR ANY PRE-PAYMENT PRIOR TO THREE YEARS FROM THE DATE HEREOF.

I, Carl E. Becker, hereinafter called the Grantor, have this day bargained and sold, and do hereby transfer and convey unto Robert E. Lancashire and wife, Karen Jo Lancashire, hereinafter called Grantees, all my right, title and interest in and to the below described property, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the north right-of-way at Charlotte Pike (U.S. Highway 70) said point being the southeast corner of the Carl E. Becker property and the southwest corner of the Fannie E. Becker property; thence with said right-of-way South 67 deg 22 min 32 sec West 24.52 feet to an iron pin; thence with said right-of-way South 62 deg 13 min 16 sec West 98.45 feet to an iron pin; being the southeast corner of the Rayburn property; thence with the Rayburn east line North 11 deg 33 min 07 sec West 1,121.54 feet to an iron pin; thence with Rayburn's line North 80 deg 48 min 31 sec West 278.49 feet to an iron pin; thence North 4 deg 28 min 22 sec East 367.8 feet to an iron pin; thence North 48 deg 45 min 36 sec East 171.65 feet to an iron pin; thence North 64 deg 51 min 09 sec East 146.85 feet to an iron pin; thence North 69 deg 20 min 41 sec East 62.72 feet to an iron pin; being the northwest corner of Fannie E. Becker property; thence with the common line South 18 deg 17 min 53 sec East 674.39 feet to an iron pin; thence South 02 deg 43 min 25 sec East 1,013.20 feet to the point of beginning. Said tract of land containing 10.237 acres more or less.

Being the same property conveyed to Carl E. Becker by deed from Fannie E. Becker (Tract 2), of record in Book 4934, page 879, R.O.D.C., Tennessee.

The above description is the same as in the previous deed of record.

Grantor hereby states and avers that the above property is not his home nor principal place of residence.

Restrictions and covenants:

1. Grantees are prohibited from selling, cutting or removing timber or soil from the land nor using the land as a dump or landfill until the entire indebtedness is paid in full to Grantor.

2. Grantees will maintain and repair all structures and buildings on the property commensurate with the present condition and will not remove or alter same without written permission of Grantor.

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 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 D. Arkovitz, 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 maximum insurable amount 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 grantors, 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 fifteen 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 weekly publications in a newspaper of general circulation, daily or weekly, 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 grantors 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 30th day of July, 1992.

Carl E. Becker
Grantor - Carl E. Becker

Robert E. Lancashire
Grantee - Robert E. Lancashire

Karen Jo Lancashire
Grantee - Karen Jo Lancashire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is: $70,000.00
Subscribed and sworn to before me, this the 30th day of July, 1992

Robert E. Lancashire
Affiant

Notary Public
NOTARY PUBLIC

My commission expires: 7/24/93
(Affix Seal)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 8692 PAGE 471

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl E. Becker, Robert E. Lancashire and wife, Karen Jo Lancashire, 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 our hands and official seal at Nashville, Tennessee, this 30th day of July, 1992.

NOTARY PUBLIC

My commission expires: 7/24/93

33665

IDENTIF. TREFERENCE

AUG 4 8 03 AM '92

FELIX ... REGISTER
DAVIDSON COUNTY TN.

PICK-UP

7164 08/04 0101 01CASH 351.33

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8692 PAGE 472

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	70000.00
			MAMT	67500.00
			CON TX	259.00
			MOR TX	75.33
			PRFEE	1.00
			WDEED	16.00
			TOTAL	351.33
			CASH	351.33
08/04/92	01	08:04 0001		7164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

336655

IDENTIF. REFERENCE

AUG 4 8 03 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556986