Box 60

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

BOOK 8729 PAGE 28

INSTALLMENT DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel:
Alan E. Gartrell John Martin Gartrell 204 20th Avenue Meridian, MS 39301	Owner	119-1-160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

The maximum principal indebtedness for Tennessee recording tax purposes is $250,000.00 .

X _____
Affiant

Sworn to and subscribed before me this 31st day of August, 1992.

My Commission Expires:_____ _____
Notary Public

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FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty-Nine Thousand and No/100 ($269,000.00) of which Nineteen Thousand and 00/100 Dollars ($19,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining Two Hundred Fifty Thousand and No/100 Dollars, ($250,000.00), Alan E. Gartrell and John Martin Gartrell, the Grantee herein, have executed an Installment Deed Note payable to Horrell Properties, Inc., the Grantor herein, in said amount of even date herewith, due and payable according to its terms and assumable only upon permission of the holder thereof; 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, and, therefore, **HORRELL PROPERTIES, INC.,** has this day bargained and sold, and does hereby transfer and convey unto the said **Alan E. Gartrell and John Martin Gartrell,** their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Horrell Properties, Inc., by Deed from Merrick Corporation of record in Book 5349, page 513, Register's Office, Davidson County, Tennessee.

This is improved property, known as:

2802 Foster Avenue, Nashville, TN

45510

ITEM #1 REFERENCE

SEP 14 12 32 PM '92

[redacted]

This conveyance is made subject to:

1. Real property taxes for 1992 which have been prorated between the parties and which are assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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 for those matters hereinabove stated.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his 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 Alan E. Gartrell and John Martin Gartrell, hereinafter referred to as Trustor, hereby transfer and convey unto THOMAS I. BOTTORFF of Williamson County, Tennessee, Trustee, his successors and assigns, the real estate 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 eight and three-fourth percent (8.75%) 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, Trustor fails 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 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 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 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, 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.

The word "Trustors" if used herein shall apply to parties both singular and plural.

Witness our hands this 31 day of August, 1992.

GRANTOR:

HORRELL PROPERTIES, INC.

Thos. H. Horrell

THOMAS H. HORRELL

GRANTEE:

Alan E. Gartrell

Alan E. Gartrell

John Martin Gartrell

John Martin Gartrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas H. Horrell, who under oath acknowledged himself to be the President of Horrell Properties, Inc., within named grantor, a corporation and that Thomas H. Horrell as such President, being authorized to to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31 day of August, 1992.

Robert M Tuff

Notary Public

My Commission Expires: 9-26-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Alan E. Gartrell and John Martin Gartrell the within-named 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 seal this 31 day of August, 1992.

Robert M Tuff

Notary Public

My Commission Expires: 4-17-

Exhibit "A"

A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:

Beginning at a point which is South 24 degrees 14 minutes East a distance of 179.8 feet from the intersection of the east right-of-way of Foster Avenue and Bubis Street and proceeding as follows: North 89 degrees 20 minutes East a distance of 260.98 feet to a PK nail in rock; thence South 5 degrees 40 minutes West a distance of 113.07 feet to an iron pin; thence, South 87 degrees 08 minutes West a distance of 198.85 feet to a point in the east right-of-way of Foster Avenue; thence, around a curve to the left having a radius of 639.1 feet a distance of 54.55 feet to an iron pin; thence North 24 degrees 14 minutes West a distance of 75.45 feet to the point of beginning and containing 0.612 of an acre, more or less as per survey by Turner Engineering Company dated September 12, 1972.

377 09/14 0101 03CHECK 1301.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8729 PAGE 33

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
			MAMT	
				269000.00
			MAMT	
				250000.00
			MOR TX	99235.20
			PRFEE	1.00
			WDEED	20.00
			VOID	
			MOR TX	99285.20-
			CANCEL	
09/14/92	01	12:33 0001		6376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

		CONT		995.30
			MOR TX	285.20
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1301.50
			CHECK	1301.50
09/14/92	01	12:34 0001		6377

4551 c

IDENTIFICATION REFERENCE

SEP 14 12 22 PM '92

DAVIDSON COUNTY TN

CAMT 269000.00

MAMT 250000.00

CON TX 995.30

TOTAL $1301.50

No. 57[illegible]

CONT 995.30