PREPARED BY
CONCORD RENTAL CO.
P.O. BOX 22045
NASHVILLE, TN. 37202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOV. 1992
Deputy Register

LAND INSTALLMENT CONTRACT

DATED THIS 9th DAY OF October 1992.

The undersigned SELLER agrees to sell and convey and the undersigned BUYER(S) agrees to purchase and pay for, upon and under the following provisions, terms and conditions, the real estate and improvements located thereon and situated in Davidson County, 1902 Shelby Ave, Nashville, TN 37206 and further described as follows, to wit:

House (duplex) and Lot, map and Parcel No. 094-02-0 149.00, Legal description at a later date.

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Concord Rental Co. to be billed for taxes and insurance. Concord Rental Co. will furnish the Estate paid receipts on the above and have the right to choose the insurance company and maximum coverage on property.

This is improved property known as A.E. Baxter Estate herein after called "the premises".

1. BUYER shall pay and hereby does agree to pay to SELLER, for the premises, the sum of $30,000 - Thirty Thousand Dollars and NO/100 payable as follows:

A. Total downpayment of $20,000.00 - Twenty Thousand and NO/100 payable in cash at the time of the signing of this contract.

B. The SELLER, by the acceptance of this contract, warrants that he is lawfully seized and possessed of the said property, has a good and lawful right to sell and convey the same, and that it is unencumbered in any manner that will interfere with the rights herein granted to the BUYER.

C. The SELLER agrees to finance the amount due after the downpayment, as follows:

i. the loan will be for a period of 30 years with TWELVE (12) equal monthly payments due and payable in each year for a total of $719.40 due in the entire period. On even date with this contract, the BUYER(S) shall execute one (1) note, payable monthly in an amount as described in (ii) below.

ii. the interest rate for this loan shall be 6 % annually and the payments shall be based upon a year amortization schedule. The monthly payment, beginning with October 9, 1992 shall be $59.95 per month, and continue at the same amount until the note payment period is matured and paid as agreed.

iii. it is also understood and agreed that the SELLER has the right and privilege to renew this contract for another period of 30 years, subject to the acceptance of the BUYER. The SELLER shall notify the BUYER of his intention to renew or non-renew six (6) months prior to the expiration of this contract and shall provide him with the proposed interest rate for the renewal period and other terms and conditions that may vary from this contract. Should the SELLER fail to comply with the required notice time, then the BUYER shall have six (6) months from the date of the official written notification to make his arrangements to refinance the entire balance then due to SELLER and to pay the balance on or before the expiration of the contract.

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $20,000

iv. after the completion of the two payment periods, there will be a principal balance of
remaining, subject to any payments being made in excess of the required number of monthly payments. This balance, IF NOT RENEWED BY THE SELLER, shall be due and payable by the BUYER at the expiration (maturity) of this contract, subject only to the SELLER's right to renew the contract.

v. Upon payment by the BUYER(S) of the full consideration, SELLER will make, execute, acknowledge for registration and deliver to BUYER(S) a general warranty deed conveying said real estate to the BUYER(S) free of all encumbrances.

D. BUYER may prepay any and all balances due to the SELLER at any time without prepayment penalties and have the right to make extra partial payments and have them applied directly to the principal balance due, subject to all regular payments being current at the time of the partial payment. This shall include the right of the BUYER to refinance the property through some other source should it be to BUYER's best interest. BUYER shall also have the right, after the first TWELVE (12) monthly payments, to request that the SELLER replace this contract by providing a warranty deed and taking back a trust deed for the indebtedness. Should this request be made and agreed upon by the parties, the executed instruments shall be at the same interest rates, payment amounts and terms as stated in this contract and be to the expense of the BUYER.

E. BUYER shall pay a late charge of FOUR PERCENT (4%) of the total amount of the payment for any payment due and not received within TEN DAYS (10) of the due date, which is the FIRST (1st) day of each month.

2. POSSESSION of the premises shall be granted to the BUYER on the date of this contract.

3. MAINTENANCE AND INSURANCE: Buyer shall keep the premises herein in as good a condition as they now are, ordinary wear and tear excepted. Buyer shall make no change or alteration to the premises without the prior written consent of Seller, which consent shall not be unreasonably withheld. Buyer, at his cost, shall insure the premises against such risks of loss as are covered by fire and extended coverage insurance during the continuance of this agreement in a company or companies acceptable to Seller in an amount equal to the unpaid balance due hereunder with losses, if any, payable to Seller and Buyer as their respective interest appear. A copy of such policy or policies shall be delivered to Seller. If Buyer fails to maintain such insurance, Seller may insure the premises at Buyer's expense and such expense shall become a part of the indebtedness due under this agreement. BUYER shall provide this insurance within Ten (10) days of the signing of this contract.

4. REAL ESTATE TAXES: It is the responsibility of the BUYER(s) to pay any and all TAXES that shall occur after the signing of this contract. Due to this method of sale, the tax billing will come to the SELLER who shall present the tax billing to the BUYER(s) within TEN days (10) of the receipt. The BUYER(s) shall pay the billing to the proper authorities on or before the due date. The taxes for the year 1992 shall be prorated for the year with the SELLER being responsible for twelve months of the year and the BUYER(S) being responsible for twelve months of the year. Should the BUYER(S) fail to pay the taxes as outlined above, then the SELLER shall pay the taxes for the BUYER(S) benefit and expense and the expense shall become a part of the indebtedness due under this agreement.

5. Payments shall be made when due and without notice, to SELLER at
or such other place as SELLER may designate in writing.

6. The purchase price may be paid in full at any time and partial payments by BUYER in excess of the required monthly payment shall be credited direct to the principal amount due on this note and proportionally reduce the interest due.

7. Upon default by BUYER in the payment of any installment when due or the failure to pay taxes and special assessments before delinquent, then all payments shall become at once due and payable. If not paid, in the event of such default, SELLER will give BUYER thirty (30) days written notice at BUYER's last known address,and if said default is not cured, then SELLER may at its option cancel and terminate this agreement and take possession of said land, removing therefrom the BUYER or anyone holding or claiming possession through or by said BUYER, without further notice or demand, the same being expressly waived. In the event of such cancellation, all payments made by the Buyer shall be retained by the Seller, not as a penalty, but as liquidated damages for breach of the Contract and the use and possession of the property.

8. In the event of a default by BUYER, if the SELLER is required to obtain the services of legal counsel to enforce and defend the terms of this contract because of any wrongful act of the BUYER or the failure to surrender possession upon default, SELLER shall be entitled to have and recover from the BUYER his reasonable attorney's fees and Court and other costs incident to legal proceedings.

9. Should SELLER default in the delivery of a Deed to BUYER upon payment in full under the terms of this Contract, BUYER shall be entitled to Specific performance of all costs, including reasonable attorney's fees incident to the enforcement of BUYER's lawful claims.

10. The failure or omission of SELLER to declare this contract forfeited for any breach hereof shall not constitute a waiver of any future breach, and shall not affect the right of the SELLER to declare a forfeiture for a subsequent breach.

11. This instrument contains the entire Agreement between the parties and shall be binding upon, in the event of death or disability, and inure to the benefit of their respective heirs, successors, receivers, trustees or assigns. Nothing herein shall be construed as making the BUYER(S) the agent of the SELLER for any purpose.

12. It is to the benefit of both parties to have this contract recorded in the Registers Office of Davidson County Tennessee. In the event this contract is recorded it will be to the expense of the SELLER.

IN WITNESS WHEREOF, the said parties have hereunto subscribed their names on this day and year first above written.

BUYER(S) & TAX BILLS
Concord Rental Co.
P.O. Box 22045
Nashville, Tn. 37202

SELLER(S)
Frances Christine Edens Thayer, Extrx.
Estate of Allen E. Barker

County of
State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the above named Frances Christine Edens Thayer and , all with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal this 9 day of October 1993.

My commission expires: My Commission Expires May 22, 1995

Carolyn C. Lloyd
Notary Public

CAROLYN C. LLOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6224 IDENTIFICATION Nov 9 2 22 PM '93 DAVIDSON COUNTY, TN PICK-UP 11/09 0101 02CHECK 144.70



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 30000.00
MAMT 20000.00
CON TX 111.00
MOR TX 20.70
PRFEE 1.00
~~MDEED 12.00~~
~~TOTAL 144.70~~
CHECK 144.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/92 01 09:01 0001 4452

62248.

IDENTIFICATION REFERENCE

NOV 9 9 02 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 588292