This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
ALFRED B. HUFF, JR., et al

TO
NAIL SHAKIR

For draftsman's use

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nail Shakir (NAME)	NO MORTGAGE ESCROW (NAME)	Map 70-9
2152 Summit Ave (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 173
Nashville TN (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	13DA 45911

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 Nail Shakir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May 1993

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-25-95

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty Five Thousand -------- And No/00 ---------- ($35,000.00) ---------- DOLLARS

of which $ 500.00 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 $34,500.00, bearing interest at the rate of 10% per annum, payable to the order of Alfred B. Huff, Jr. and John David Huff, payable in full on or before five (5) months after date, including principal and interest. The interest will be excused for the first thirty (30) days, only if the entire balance due is paid in full within thirty (30) days from date of instrument,

MAXIMUM PRINCIPAL INDEBTEDNESS
FOR TENNESSEE RECORDING TAX
PURPOSES IS $34,500.00

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,

Alfred B. Huff, Jr. and John David Huff,

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 LEGAL DESCRIPTION

8839 05/04 0101 03CHECK 183.88

157.62

IDENTIFICATION REFERENCE

MAY 4 10 25 AM '93

DAVIDSON COUNTY, TN

PICK-UP

This is unimproved ( ) improved (XX) property, known as 2152 (House Number) Sumitt Avenue (Street) Nashville, TN 37218 (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 27 day of April 19 93.

ALFRED B. HUFF, JR.

JOHN DAVID HUFF

NAIL SHAKIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me James A Carney, a Notary Public in and for said County and State, the within named Nail Shakir

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 27 day of April, 19 93.

James A Carney, 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:

A lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being a part of the J.E. Curtis property, described as follows:

Beginning in the center of Summitt Avenue at G. Zohrlant's northwest corner; thence easterly with Zohrlant's north line 125 feet to a point in such line; thence running northerly and parallel with Summitt Avenue 185 feet to a point in the south line of a lot conveyed to R.B. Thurber by deed of record in Book 741, page 35, Register's Office for said County; thence westerly with Thurber's south line 125 feet to the center of Summitt Avenue; thence with the center of said Avenue, southerly 185 feet to the beginning.

Being a rectangular lot 125 feet by 185 feet, which was a part of the lot of land conveyed to ALFRED B. HUFF and wife, RACHEL R. HUFF, by deed from Daniel W. O'ffill and wife, of record in Book 1555, page 45, Register's Office for said County, in which a one-half (1/2) undivided interest was conveyed by the said ALFRED B. HUFF and wife, RACHEL R. HUFF, to WILLIE REDMAN and wife, CORA J. REDMAN, by deed of record in Book 1710, page 483, Register's Office for said County; and the said Willie Redman and wife, Cora J. Redman, then reconveyed such one-half (1/2) undivided interest, reserving a life estate in the same, to the said ALFRED B. HUFF and wife, RACHEL R. HUFF, by deed of record in Book 2864, page 258, said Register's Office; and being the same property conveyed to Alfred B. Huff and wife, Rachel R. Huff, by Quitclaim Deed from Willie Redmond and wife, Cora J. Redmond, of record in Book 5905, page 558, said Register's Office.

The said Alfred B. Huff and Rachel R. Huff having both died, he having died first and she having died testate leaving the subject property under the terms of her will, as legatees, her two (2) sons, Alfred B. Huff, Jr. and John David Huff, of record in Rule Book 93P-503 and recorded in Will Book 184, page 279, Office of Probate Court for Davidson County, Tennessee.

This conveyance is made subject to an easement clause contained in an Installment Deed from Rachel Redmond Huff to Linda Crowder of record in Book 8867, page 95, Register's Office for Davidson County, Tennessee as follows:

Grantor reserves a permanent sewer connection and water connection installed or to be connecting lots - Map 70-9, Parcel 173, fronting on Summitt Avenue with Lot - Map 70-9, Parcel 97, fronting on Alpine Avenue, inuring to the liability and benefit of all present and future owners of both lots.

BOOK 8936 PAGE 21

STATE OF TENNESSEE
~~Davidson~~ Bradley **County.**

Personally appeared before me, Linda Brewster, a Notary Public in and for said County and State, the within named John David Huff

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cleveland, Tennessee, this 28th day of April, 1993.

Linda Brewster Notary Public

Commission Expires 12/29/96

LINDA BREWSTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FLORIDA

STATE OF ~~TENNESSEE~~

~~Davidson~~ Brevard **County.**

Personally appeared before me, Alfred B. Huff, Jr., a Notary Public in and for said County and State, the within named Alfred B. Huff, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Melbourne, Florida, ~~Tennessee~~, this 29th day of APRIL, 1993.

Augusta S. Johns Notary Public

Commission Expires NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: MAY 3, 1993. BONDED THRU NOTARY PUBLIC UNDERWRITERS

AUGUSTA S. JOHNS NOTARY PUBLIC STATE OF FLORIDA

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

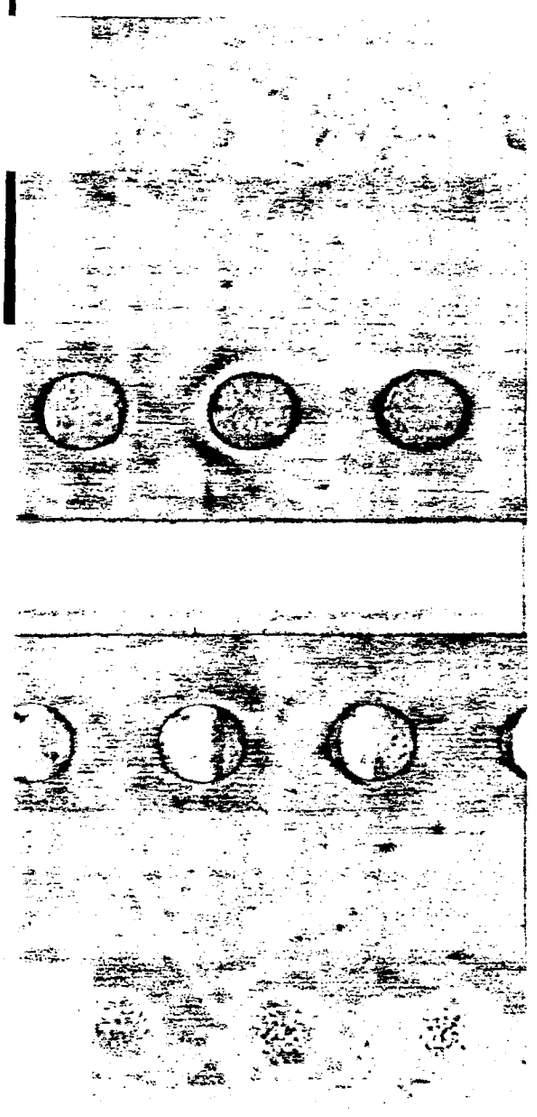
the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8936 PAGE 22

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 35000.00
				MAMT 34500.00
				CON TX 129.50
				MOR TX 37.38
				PRFEE 1.00
				WDEED 16.00
				TOTAL 183.88
				CHECK 183.88
05/04/93	01			10:23 0001 8839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1576.2

IDENTIFICATION REFERENCE

MAY 4 10 25 AM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 646977