This Instrument Was Prepared By:
KIRK C. WAITE
P. O. BOX 1966
BRENTWOOD, TENNESSEE 37024-1966

BOOK 8960 PAGE 593

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00.

Lisa A Farrar
Affiant

Subscribed and sworn to before me, this 25th day of May, 1993.

Brenda Behmardee
Notary Public

My Commission Expires: 3/7/95

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
STEPHEN C. FARRAR, et ux. 214 OLD HICKORY BLVD., #112 NASHVILLE, TENNESSEE 37221	Same	142-4A - 112.00

INSTALLMENT DEED

For and in consideration of the sum of Forty Nine Thousand ($49,000.00) Dollars, Stephen C. Farrar and wife, Lisa A. Farrar, the "Grantees", having executed a promissory note of even date herewith in the principal amount of Forty Nine Thousand ($49,000.00) Dollars with interest at nine (9.0%) percent per anum, 300 equal consecutive monthly installments in the amount of Four Hundred Eleven and 21/100 ($411.21) Dollars each, with a lien being hereby expressly retained on the land herein conveyed to secure the payment of the above-described promissory note and all sums due thereunder, Robert Paul Lally and wife, Ann Price Lally who joins in for the purpose of conveying her marital interest, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the Grantees, their heirs, successors and assigns, subject however to the lien expressly retained on the land herein conveyed, a certain tract of land in Davidson County, Tennessee described as follows:

> BEING Unit No. 112, in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, Page 167, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert Paul Lally by Warranty Deed from Jane Sumner Lindahl, unmarried, of record in Book 6505, Page 650, said Register's Office.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectively securing the payment of said promissory note, and so that court proceedings will not be necessary to enforce the herein described lien in the event of the non-payment of the note according to its terms, or a breach thereof, and for an in consideration of the sum of One and No/100 ($1.00) Dollar to it paid, and other consideration herein mentioned, the receipt and sufficiency of which is hereby acknowledged, the Grantees have this day bargained and sold, and do hereby transfer and convey, to Kirk C. Waite, Trustee, whose residence address is Davidson County, Tennessee, and his successors in trust, the land hereinabove described.

"Maximum principal indebtedness for Tennessee recording tax purposes is $49,000.00."

TO HAVE AND TO HOLD said tract of land to the said Kirk C. Waite, Trustee, and his successors in trust, forever. The Grantees covenant that they are lawfully seized and possessed of said land, have a good right to convey it, and that the same is unencumbered except as hereinabove set out.

The Grantees further covenant and bind themselves, their heirs, successors and assigns, to warrant and defend the title to said land to the said Kirk C. Waite, Trustee, and his successors in trust, and his assigns, forever, against the lawful claims of all persons. However, this conveyance to the said Kirk C. Waite, Trustee, is made IN TRUST to secure the payment of said promissory note and all sums due thereunder and for the uses and trusts herein

set forth, and for no other purpose.

No part of the said land or any interest therein shall be sold or transferred by the Grantees without the prior written consent and approval of the owner and holder of the indebtedness secured herein.

Now if the Grantees shall pay the indebtedness aforesaid when due, according to the terms of said promissory note, then this instrument is to be of no further force or effect. However, if they fail to pay the said sums of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner and holder thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, 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 Davidson County, Tennessee, to sell said land at the Courthouse door in said County, to the highest bidder, for cash, and free from the statutory right of redemption, equity of redemption, [homestead, dower, statutory and elective rights,] and all other exemptions of every kind, all of which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The owner and holder of the indebtedness herein secured may bid at any sale under this conveyance. The Grantees agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said land, and shall only account for net rents received by him.

The Grantees agree to keep all of the buildings on said property insured by some reliable fire insurance company or companies for the sum of the maximum insurable amount, until the sum herein secured is fully paid, and to have the loss made payable on the policy or policies to said Trustee for the benefit of the owner and holder of the debt herein secured. The Grantees agree to keep the improvements on said property in good repair and preservation and to pay all taxes, insurance, assessments, and condo fees and to pay them when due; and in case they fail to do either, then said Trustee, or the owner and holder of the debt herein secured, may do either, and either charge and treat the

amount so expended as a part of the debt herein secured or declare the Grantees in default and shall have all the rights and remedies granted Grantors for failure to pay the purchase price as provided herein.

In case of sale under the deed of trust herein contained, the proceeds will ba applied by the Trustee:

First - To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation that may arise on account of the execution and enforcement of this trust.

Second - To pay any unpaid taxes or assessments.

Third - To pay said debt, or any balance thereof then remaining unpaid.

Fourth - The residue to be paid to the undersigned or order.

In case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner and holder of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Kirk C. Waite, Trustee, shall be vested in said successor.

In the event of a sale of said land under and by virtue of this trust, the said Grantees, their heirs, successors and assigns, shall be and become tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be terminated at the option of said purchaser upon five (5) days written notice.

It is further agreed that the Trustee, or his successors, may execute the power of sale herein contained and the other powers and rights without giving bond or taking oath.

IN WITNESS WHEREOF, the parties have executed this instrument on the 25 day of May, 1993

GRANTORS:

Robert Paul Lally
ROBERT PAUL LALLY

Ann Price Lally
ANN PRICE LALLY

GRANTEES:

Stephen C. Farrar

STEPHEN C. FARRAR

Lisa A. Farrar

LISA A. FARRAR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, BRENDA LEHMAN JOBE, a Notary Public in and for said County and State, the within named Robert Paul Lally and wife, Ann Price Lally, the Grantors, 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 Brentwood, Tennessee, this 25th day of May, 1993.

Brenda Lehman Jobe

NOTARY PUBLIC

My Commission Expires: 3/7/95

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, BRENDA LEHMAN JOBE, a Notary Public in and for said County and State, the within named Stephen C. Farrar and wife, Lisa A. Farrar, the Grantees, 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.

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NOTARY PUBLIC

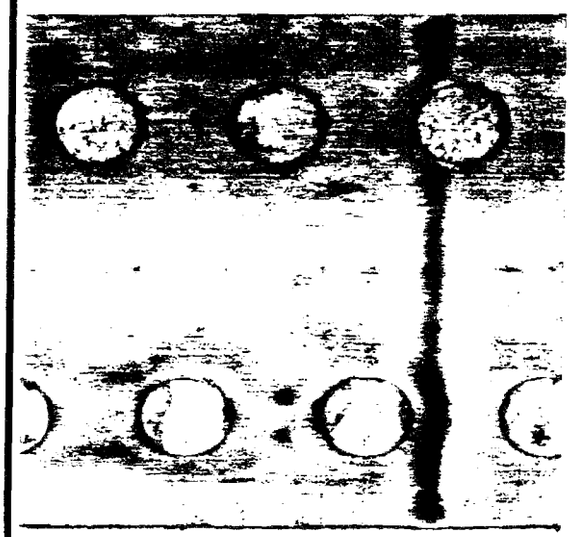
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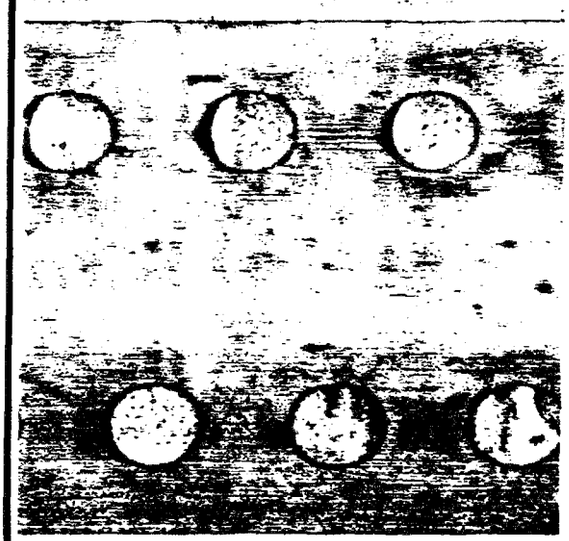
23678

MAY 27 8 43 AM '93

7684 05/27 0101 03CHECK 256.35

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

RECEIVED OF 7585 05/27 0101 03CHECK 0.00

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 49000.00
				MAMT 49000.00
				MOR TX 181.30
				MOR TX 54.05
				PRFEE 1.00
				TDEED 20.00
				TOTAL 256.35
				CHECK 256.35
			05/27/93 01	08:43 0001 7584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
MOR TX 181.30-
CON TX 181.30
TOTAL 0.00
CHECK 0.00
05/27/93 01 08:44 0001 7585

2367.8

IDENTIFICATION REFERENCE

MAY 27 8 43 AM '93

J. W. WILSON, JR.
DAVIDSON COUNTY, TN

No. 655606