Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, Tennessee, 37214
(615) 889-1112 (voice)
(615) 885-2141 (fax)

INSTALLMENT DEED

From: John A. Wade
To: Martha C. Child, Grantee &
From: Grantee, Matha C. Child
To: John G. Doak, Sr., Trustee for Mortgagee, John A. Wade

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Martha C. Child	Same	Map 131-D
4220 Nolensville Road		Parcel 55
Nashville Tennessee, 37211		Fld Bk # 7DA-76254

(for register's use)

IDENTIFICATION REFERENCE 2545.7.

JUN 2 8 32 AM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
The actual consideration or value, (whichever is greater) for this transfer is: $ 85,000.00

Martha C Child
Affiant

Sworn to and subscribed before me this 31st day of May, 1993

Lucie E Dabuisson
Notary Public
My Commission Expires: 9-21-96

(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE LUCIE DABUISSON

Consideration for conveyance, FOR AND IN CONSIDERATION of the purchase price of Eighty-Five Thousand ($85,000.00) Dollars, of which Grantee has paid Grantor Forty Thousand ($40,000.00) Dollars, and for the remainder has executed an Installment Deed Note, of even date, payable to the order of Grantor in the original principal amount of Forty-Five Thousand ($45,000.00) Dollars, payable in One Hundred Eighty equal successive monthly installments of Four Hundred Seventeen and Sixteen One-Hundredths ($417.16) Dollars each, including both principal and interest computed in arrears on the unpaid balances at the rate of 7.5% percent per annum, the first such payment being due and payable on or before the July 1st, 1993, and a like sum, on or before the 1st day of each succeeding month thereafter, through June of 2008 and until the whole thereof, both principal and interest, shall have been paid in full; and providing for payment of attorney's fees, and to secure the payment of said principal, interest, attorney's fees, etc., a lien is herein expressly retained on the real property herein conveyed; Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $45,000.00;

Conveyance to grantees, Now , Therefore: John A. Wade, a widower, (herein called "grantor" hereby transfers, sells and conveys, the following described realty, the appurtenances thereto belonging to him and all of the personal property belonging to him and remaining therewith, unto Martha C. Child, a single person, heirs and assigns forever, (herein called "grantee")

Real Property Description:
A certain Condominium Apartment in Davidson County Tennessee, being Unit 55, also designated as Unit 8-E on the plan of Georgetown Condominium Apartments, of record in Book 5200 page 4, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more particular description.

And being the same real property conveyed to John A. Wade, "unmarried", by deed from Hazel R. Blankenship, unmarried of record in book 6825 page 197, Registers Office for Davidson County, Tennessee.

This is improved property, known as:

5025 Hillsboro Road, 8-E	Nashville,	Davidson	Tennessee	37215
Street	City	County	State	Zip

Covenant of seizen, and grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, that he has a good right to convey it and that the same is unencumbered except as hereinafter noted.

Habendum, Grantee to have and to hold the same *in fee simple forever;* subject only to:

1. Lien, created herein in favor of Grantor/Mortgagee, John A. Wade,
2. Real Property taxes for 1993, (a lien but not yet due and payable)
3. Matters, unknown to grantee
4. Easements, restrictions, liens and other matters described and/or referred to in the Master Deed & By-Laws, of record in Book 5211, page 325, as amended in Book 5616, Page 133, and in Book 6079, Page 516,
5. Any matters shown on the Plan of record in Book 5200, Page 4, Registers Office for Davidson County Tennessee.

Covenant of general warranty, grantor further covenants and binds himself, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Conveyance to Trustee for security, and now, for the purpose of better and more effectively securing the payment of said Installment Deed Note and rendering unnecessary court proceedings for the enforcement of its lien in event of the non-payment of said note, when and as due as hereinafter provided, and,

Consideration for conveyance in trust, for and in consideration of the credit herein extended to me herein, Grantee/Mortgagor Martha C. Child, a single person, does hereby transfer & convey unto John G. Doak, Sr., Trustee, his successors and assigns, the real estate herein above described, with the appurtenances, estate, title and interest thereto belonging, in Trust, and for the purposes set forth herein,

Prepayment without penalty, grantees, heirs and assigns, reserve the right to prepay all or any part of this indebtedness at any time without penalty; however in event of a partial prepayment, the monthly payments shall not thereby be reduced but shall remain the same (i.e. the loan will just be paid off sooner).

Duty to keep insured, grantee agrees to keep improvements now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for the maximum insurable value (at least $85,000.00) until the note herein secured is fully paid, and to have the "loss payable clause" designate Mortgagee or other Holder of the Installment Deed Note, as the "loss payee".

Duty to repair and preserve, grantee further agrees 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 and as due; and,

Power of trustee, in case grantees fail to do either, then the said Trustee, or the lawful owner and holder of said note may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest from the date of such payment; and,

Pay & stay – Smooth and tranquil, Now, if Grantee/Mortgagor, Martha C. Child, shall pay the Installment Deed Note aforesaid when and as due, according to its 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.

Don't pay & don't stay – Rough and unpleasant, should Grantee/Mortgagor, Martha C. Child, become in **"Default"** i.e.., [fail to pay taxes, keep up repairs, or keep said premises insured as herein provided; or should she fail to reimburse Trustee (or lawful owner and holder of said note) for all such sums expended (together with interest thereon) by said Trustee (or lawful owner and holder of said note) or fail to make any installment or other payment, required by the Installment Deed Note, and/or should she violate any other term requirement or condition of the same or of this instrument]; and then [fail to cure or remedy such default within *** days [***30 days (1st time in any

12 month period) or ***20 days (2nd time in any 12 month period) or ***10 days (3rd time (and thereafter) in any 12 month period] after a written "Notice of Default and

Demand for Cure" (describing the default and demanding that it be cured) is mailed from holder to grantee, heirs or assigns, by postage prepaid certified mail (return receipt requested) which shall be effective when mailed; then, at the end of the noticed period, holder may declare the indebtedness "accelerated" and if the same is not paid in full within Thirty (30) days of demand,

Acceleration, then, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of the Installment Deed Note, it shall become due and payable at once, as provided in the Installment Deed Note; and, in such event,

Advertising and sale, 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, at 12:00 O'clock Noon on the third business day after the last day of publication, to sell said property at the front

entrance of the Georgetown Condominium Apartments on Hillsboro Road in Nashville Tennessee, 37215, 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. Grantor/Mortgagee and/or any holder, may bid at any sale under this conveyance; and,

Purchasers right to immediate possession, we agree that after foreclosure sale as aforesaid, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property; and,

Proceeds of sale, In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

(1) To the payment of all costs, charges, and expenses of executing and enforcing said lien as herein provided; and also reasonable attorney's fees for advice in the premises and/or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; and, also the expenses of any such litigation; and,
(2) To the payment of all taxes which may be unpaid on said premises; and
(3) To the payment of all unpaid principal and accrued interest on the Installment Deed Note herein secured, and any and all sums expended in the protection of said property, as herein authorized; and
(4).the residue, if any, will be paid to the Grantee/Mortgagor, Martha C. Child, heirs, representatives or assigns; and,

Power to appoint substitute Trustee, at any time, the lawful owner and holder of said Installment Deed Note, may, with or without cause, remove the Trustee herein above named and appoint a substitute or successor Trustee to execute this trust by an instrument in writing, signed by said lawful owner and holder, so doing, and recording the same in the Register's Office for Davidson County Tennessee; and, the title conveyed and all powers given herein to said Trustee shall thereby be vested in said substitute or successor.

Singular, plural etc., 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.

Bond, Trustee herein above named and any substitutes or successors shall serve without bond

IN WITNESS WHEREOF, we, the said Grantor and Grantee, have hereunto set our hands effective the 31st day of May, 1993.

John A. Wade
John A. Wade, a widower

Martha C. Child
Martha C. Child, a single person

REPUBLIC OF KOREA
CITY OF PUSAN
CONSULATE OF THE
UNITED STATES OF AMERICA } S.S.

Republic of South Korea

Before me, the undersigned, Antoinette Boecker
XXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX personally appeared the within named, John A. Wade, who, being personally known to me or having presented satisfactory proof of identification, and, having been duly sworn, did execute the foregoing instrument in my presence; and then did acknowledge that he had executed said instrument for the purposes therein contained, and his own free act and deed.

Witness my hand on this the 19th day of May, 1993 at Pusan, Korea
XXXXXXXXXXXXXXXXXX

Antoinette Boecker
Signature Of Official Taking The Acknowledgement

Vice Consul, American Consulate
Title of Official Taking The Acknowledgement

Authority Expires: Indefinite

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said state and county, personally appeared the within named, Martha C.Child, who, being personally known to me or having presented satisfactory proof of identification, and, having been duly sworn, did execute the foregoing instrument in my presence; and then did acknowledge that she executed said instrument for the purposes therein contained, and as her own free act and deed.

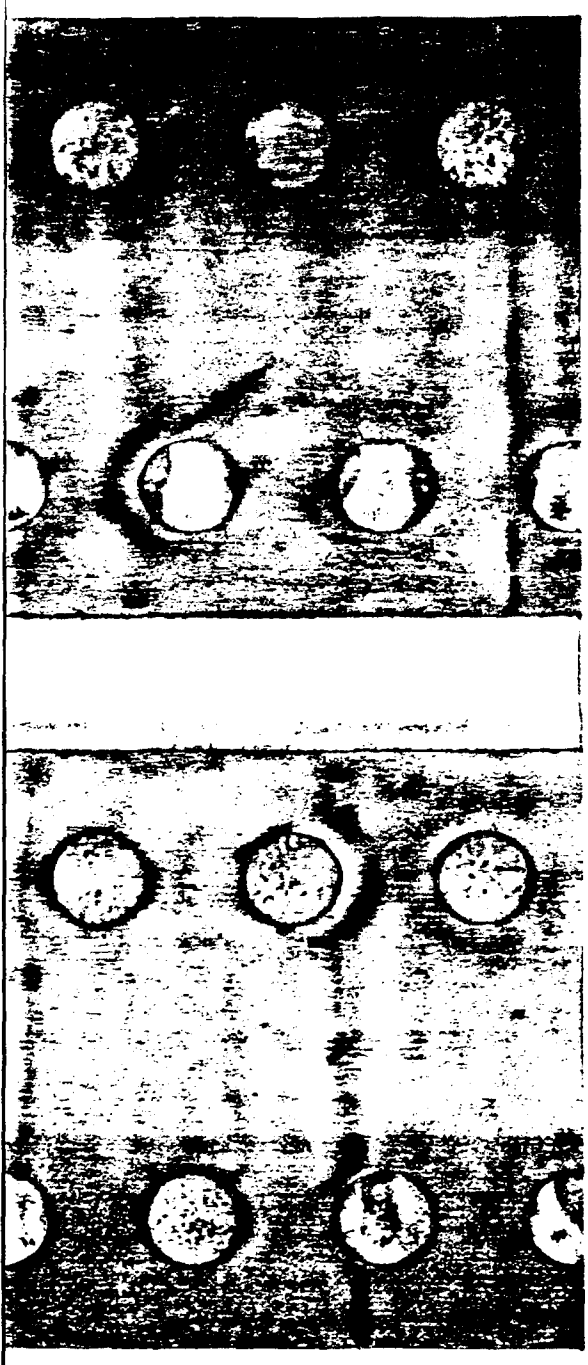
Witness my hand at Nashville, Davidson County, Tennessee on this the 31st day of May, 1993

Lucie E. Dubuisson
Notary Public

My Commission Expires: Sept. 21, 1996

LUCIE E. DUBUISSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

2113 06/02 0101 03CHECK 380.95



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

RECEIVED OF _____

FOR _____

BOOK 8966 PAGE 674

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	85000.00
			MAMT	45000.00
			CON TX	314.50
			MOR TX	49.45
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	380.95
			CHECK	380.95

06/02/93 01 08:33:00001 2113
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25457

IDENTIFICATION REFERENCE

JUN 2 8 32 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657475