Installment Deed BOOK 8987 PAGE 324

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LLOYD O. GRAGG ET UX	SAME	MAP 34-4
(NAME): 414 NORTHSIDE DRIVE	(NAME):	parcel 19
(STREET ADDRESS OR ROUTE NUMBER): MADISON, TN 37115	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND AND NO/100------ ----------($106,000.00)---------- Dollars, of which TWENTY SIX THOUSAND FIVE HUNDRED ($26,500.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of SEVENTY NINE THOUSAND FIVE HUNDRED and no/100 ($79,500.00)---------- Dollars, LLOYD O. GRAGG ET UX, AMELIA H. GRAGG have executed their Installment Deed Note of even date herewith, all of the terms and conditions of said note are incorporated into the herein Installment Deed, payable to John D. Barnes, the Grantor herein.

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 79500.00

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, I, JOHN D. BARNES, A WIDOWER have this day bargained and sold, and do hereby transfer and convey unto the said LLOYD O. GRAGG ET UX, AMELIA H. GRAGG THEIR (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 46, Section Four, North Hills Estates, of record in Book 3842, page 229, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Northside Drive, said point being the common front corner of Lots Nos. 45 and 46; thence with the southwesterly margin of Northside Drive N. 54 deg. 32' W, 140 feet to the beginning of a curve having a radius of 25 feet; thence in a southwesterly direction around said curve 39.27 feet to a point in the southeasterly margin of East Hills Drive; thence with the southeasterly margin of East Hills Drive in a southerly direction 245.95 feet; thence S 51 deg. 28' 10" E., 183.25 feet; thence with the line between Lots Nos. 45 and 46, in a northerly direction 279.50 feet to the point of beginning.

Being the same property conveyed to John D. Barnes et ux, Ollie J. Barnes, by Warranty Deed from Thomas S. Burnette, Jr., et ux, Mary C. Burnette, of record in Book 4450, page 245, Register's Office for Davidson County, Tennessee, the said Ollie J. Barnes having since died, the property vests solely in her surviving husband, John D. Barnes, the Grantor herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 106,000.00

Subscribed and sworn to before me, this the 18th day of June 1993

Affiant

My commission expires: 5-11-96 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 414 Northside Drive, Madison, Tennessee 37115 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said LLOYD O. GRAGG ET UX, AMELIA H. GRAGG THEIR (successors), 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.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said real estate to said LLOYD O. GRAGG ET UX, AMELIA H. GRAGG THEIR (successors), 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 LLOYD O. GRAGG ET UX, AMELIA H. GRAGG hereinafter referred to as trustors, hereby transfer and convey unto THOMAS M. BLACK, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the sum of $ VALUE, or 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY

Trustors further agree 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 trustors 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors 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, trustors fail 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 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 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 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, 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 trustors, their 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

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

Witness OUR hand S this 18th day of June, 19 93, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Barnes
JOHN D. BARNES

Lloyd O. Gragg
LLOYD O. GRAGG

Amelia H. Gragg
AMELIA N. GRAGG

Lloyd O. Gragg

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STATE OF ALABAMA: COUNTY OF BALDWIN :

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~ :

Personally appeared before me, HARRY ALLEN, *a Notary Public in and for said County and State,* JOHN D. BARNES

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LILLIAN, BALDWIN County, ALABAMA *this* 17th *day of* June, 19 93

Harry Allen
Notary Public

Commission expires 3/22/97

93 JUN 21 AM 9:08
FELIX Z. ELLISON
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE 32233

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LLOYD O. GRAGG ET UX, AMELIA H. GRAGG, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18th day of June, 1993.

Denise C. Allen
notary public

My commission expires: 5-11-96

INSTALLMENT DEED

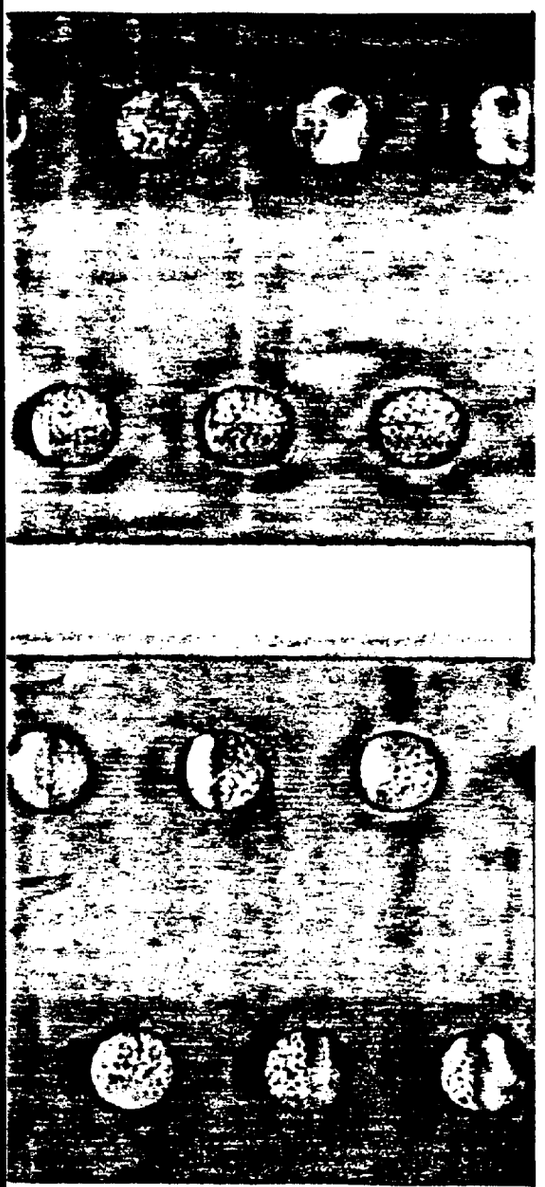
FROM

TO

Return by:
Stewart & Blair, Attys
333 Gallatin Rd S.
Madison Tn.
37115

9638 06/21 0101 CHECK 490.22

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115



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	
				106000.00
			MAMT	79500.00
			CON TX	392.20
			MOR TX	89.12
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.32
			CHECK	490.32
		06/21/93	01	09:08 0001 9638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32233
IDENTIF. # REFERENCE

93 JUN 21 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664888