THE MAXIMUM INDEBTEDNESS FOR TENN. RECORDING TAX PURPOSES IS $ 6,000.00

INSTALLMENT DEED

THIS INSTRUMENT WAS PREPARED BY: Harold E. Collins, Attorney 4800 Charlotte Ave., Nashville, TN 37209		
NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL
John D. Harrington and wife, Patricia P. Harrington	Same	Map 89
7413 Lakeview Dr.		Parcel 46
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF THIRTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($13,500.00) OF WHICH SEVEN THOUSAND FIVE HUNDRED ($7,500.00) HAS BEEN PAID BY GRANTEES, FOR ALL OF WHICH GRANTORS HEREBY ACKNOWLEDGE AND FOR THE REMAINDER GRANTEES HAVE THIS DATE EXECUTED THEIR PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF SIX THOUSAND AND NO/100 DOLLARS ($6,000.00) PAYABLE TO GRANTORS, **CLAUDIE B. PHILLIPS** and **CAROL N. PHILLIPS**, OR TO THE SURVIVOR OF THEM, SAID AMOUNT TO BE PAID ON OR BEFORE JANUARY 3, 1994, WITHOUT INTEREST, AND IF NOT PAID WHEN DUE, THEN INTEREST AT THE RATE OF 10% SHALL ACCRUE FROM THE INCEPTION DATE THEREON.

We, **Claudie B. Phillips** and **Carol N. Phillips**, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto **John D. Harrington** and **wife, Patricia P. Harrington**, hereinafter called Grantees all their right, title and interest in and to the below described property, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 2 on the plan of C. B. Phillips Division of record in Book 5800, Page 372, Register's Office for said county, described as follows:

BEGINNING at an iron pin in the westerly margin of River Road, the same being the southeast corner of tract no. 3; thence along the margin of said road south 08 deg. 00 min. 00 sec. west 180 feet to a point; thence south 82 deg. 00 min. 00 sec. west five feet to a point; thence south 08 deg. 00 min. 00 sec. west 46.01 feet to an iron pin, the same being the northeast corner of tract no. 1; thence north 82 deg. 00 min. 00 sec. west 552.67 feet to an iron pin; thence north 27 deg. 12 min. 34 sec. west 36.40 feet to an iron pin in the center of a branch, being the southwest corner of tract no. 4; thence along and down said branch north 45 deg. 01 min. 44 sec. east 63.09 feet to a point; thence north 66 deg. 47 min. 14 sec. east 174.73 feet to a point; thence north 81 deg. 09 min. 14 sec. east 79.59 feet to a point; thence north 85 deg. 40 min. 20 sec. east 151.23 feet to a point, passing a point being the southwest corner of tract no. 3 at 57.0 feet; thence south 82 deg. 00 min. 00 sec. east 167.31 feet to the point of beginning containing 2.36 acres more or less according to a survey of Perry A. Chapdelaine, Jr., Tennessee Registration No. 882, Rt. 4, Box 137, Franklin, TN 37064.

BEING part of the same property conveyed to Claudie B. Phillips and wife, Carol N. Phillips by deed from Robert W. Hoffman and wife, Donna F. Hoffman, of record in Book 4945, page 927, Register's Office for Davidson County, Tennessee.

The above description is not the same as in the previous deed of record as the property was subdivided as herein set forth.

This conveyance is subject to note #1 of subdivision plat as to the easement for the installation of a septic tank-soil absorption system for the residence on Lot No. 1 and is not a legal building site for a residence until a public sewer system is available.

Unimproved property known as Rt. 2, River Road Pike, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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 the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, 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 **H. E. Collins**, 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 maximum insurable amount 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 grantors, 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 fifteen days from date of such payment, or in the event the Grantor dies, or in the event the Grantor is in voluntary or involuntary bankruptcy, 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 weekly publications in a newspaper of general circulation, daily or weekly, distributed 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 grantors 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 28TH day of September, 1993.

Claudie B. Phillips
CLAUDIE B. PHILLIPS - GRANTOR

Carol N. Phillips
CAROL N. PHILLIPS - GRANTOR

John D Harrington
JOHN D. HARRINGTON - GRANTEE

Patricia P. Harrington
PATRICIA P. HARRINGTON - GRANTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claudie B. Phillips and Carol N. Phillips** and **John D. Harrington** and **wife, Patricia P. Harrington**, the bargainors, 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 Nashville, Tennessee, this 28TH day of September, 1993.

Harold E Collins
NOTARY PUBLIC

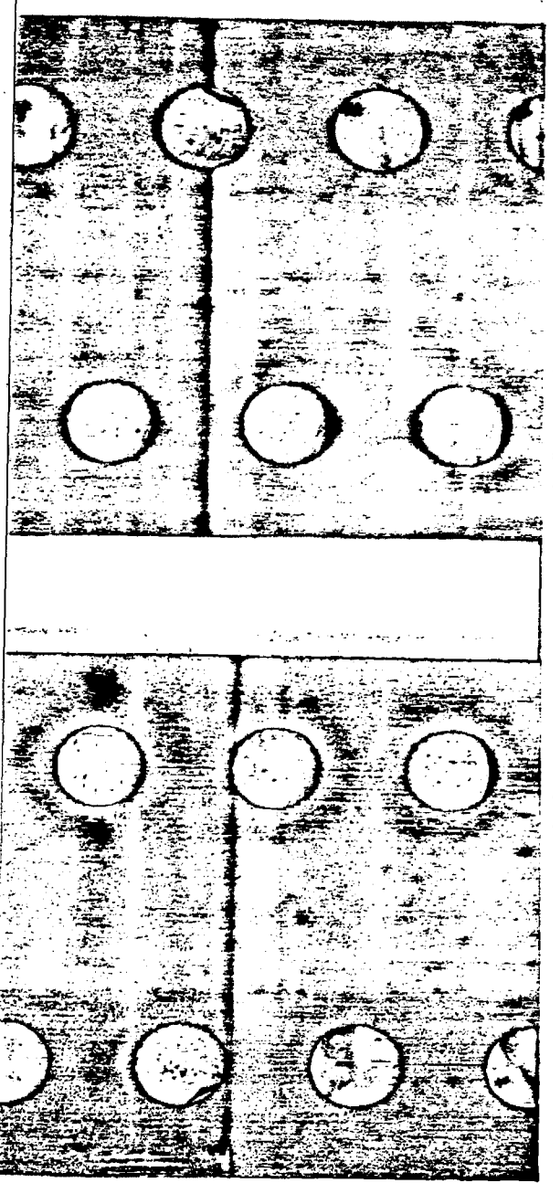
My commission expires: 1-23-94

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[ ) greater, for this transfer is: $ 13,500.00
[
[Subscribed and sworn to before me,
[this the 28 day of September, 1993.

John D Harrington
Affiant

Harold E Collins
NOTARY PUBLIC
My commission expires: 1-23-94
(Affix Seal)

67964
IDENTIFICATION REFERENCE
93 SEP 29 AM 9:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
0840 09/29 0101 03CHECK 67.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9095 PAGE 662

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	13500.00
			MAMT	6000.00
			CON TX	49.95
			MOR TX	4.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	67.55
			CHECK	67.55
		09/29/93	01	09:30 0001 0840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67964
IDENTIF. # REFERENCE

93 SEP 29 AM 9:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 703201