This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Frances G. McMurry, et al

TO

Kenneth L. Anderson, Et ux

For draftsman's use

This instrument prepared by:

Dinah L. Clark
Attorney at Law
Suite 521 - 1161 Murfreesboro Road
Nashville, TN 37217
(615) 361-3232

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Anderson (NAME)	David Pledger, Agent (NAME)	Map 83-14
1705 Russell street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 290142 (STREET ADDRESS)	Parcel 367
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37229-0142 (CITY) (STATE) (ZIP)	23W 05768

(FOR REGISTER'S USE)

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 59,700.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,200.00 Allison H. Grayson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Oct. 19 93

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Sixty Thousand Two Hundred and no/100 ($60,200.00) 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 have executed a promissory note of even date in the principal sum of $59,700.00, bearing an escalating rate as follows: 7% from September 15, 1993 through January 14, 1995; 8% from January 15, 1995 through January 14, 1996; 9% from January 15, 1996 through January 14, 1997, 10% from January 15, 1997 through January 14, 1998 and 11% beginning January 15, 1998 and continuing at that rate until paid in full. For the months of September, October, November and December, 1993, only interest will be owed and that amount will be included in principal balance when payments begin on January 15, 1994 and there will be a total of 360 payments, including principal and interest. A late charge of 5% will be charged and paid on any monthly installment due and not paid on or before 15 days after due date. Payments will apply first to late charges, then to escrow, interest and finally principal.

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,

Frances G. McMurry, Allison H. Grayson, Marjorie G. Canady and Eleanor Grayson

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Kenneth L. Anderson and wife, Kimberly S. Anderson

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 30 feet of Lot No. 94 and the easterly 20 feet of Lot No. 95 in the Subdivision of the Priest Home Place, a plan of which is not of record, according to an unregistered plan, said parts of said Lots 94 and 95 front together 50 feet on the northerly side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Frances G. McMurry, Marjorie G. Canady, Anita G. Earthman, Eleanor G. Green (Grayson) and Allison H. Grayson as tenants in common, by deed from Anna Johnson Daimwood, of record in Book 2754, page 31, Register's Office for Davidson County, Tennessee, the said Anita G. Earthman having since died intestate without heirs at law except her husband and he having executed a Quitclaim Deed to the remaining Grantors of record in Book 9113, Page 819, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved (X) improved property, known as 1705 (House Number) Russell Street (Street), Nashville (P. O. Address; City or Town), Tennessee 37206 (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 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 grantors herein do hereby transfer and convey unto _____ 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 grantors 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 $ _____ 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 thereby, 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 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 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 _____ day of _____ 19 ___.

Frances G. McMurry 10/2/93
Marjorie G. Canady 10/7/93

Eleanor Grayson 10/9/93

BOOK 9113 PAGE 825

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me David L. Clark, a Notary Public in and for said County and State, the within named Frances G. McMurry, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 2nd day of October, 1993.

David L Clark
NOTARY PUBLIC
My commission expires: 7/26/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 1993.

_____
NOTARY PUBLIC
My commission expires: _____

STATE OF Virginia
COUNTY OF Albemarle

Personally appeared before me Dreama A. Shelor a Notary Public in and for said County and State, the within named Marjorie G. Canady, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Albemarle County this 7th day of October, 1993.

Dreama A. Shelor
NOTARY PUBLIC My commission expires: 10/31/94

STATE OF GA)
COUNTY OF CLAY)

Personally appeared before me Stacie M. Smalley, a Notary Public in and for said County and State, the within named Eleanor Grayson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clayton Co. GA this 9 day of October, 1993.

Stacie M. Smalley
NOTARY PUBLIC My commission expires: 1-29-96

Notary Public, Clayton County, Georgia
My Commission Expires Jan. 29, 1996

Attachment to Installment Deed of 10-13-93 BOOK 9113 PAGE 826

TENNESSEE STATE :
: SS Prepared by Allison H. Grayson
DAVIDSON COUNTY :

Affirmed, suscribed and sealed this 13th day of October, in the Year of our Lord and Savior, Ninteen Hundred and Ninety-Three.

Allison H. Grayson

Allison H. Grayson
Twentieth Judicial District
c/o 2303 Whipple place
Donelson, Tennessee

We, the undersigned, witness this day that the one known to us, in the county of Davidson and upon affirmation did execute and affix the above signature and seal hereto.

Charles Richard Conway L.S. a Citizen in Tennessee.

Gladys Sisk L.S. a Citizen in Tennessee.

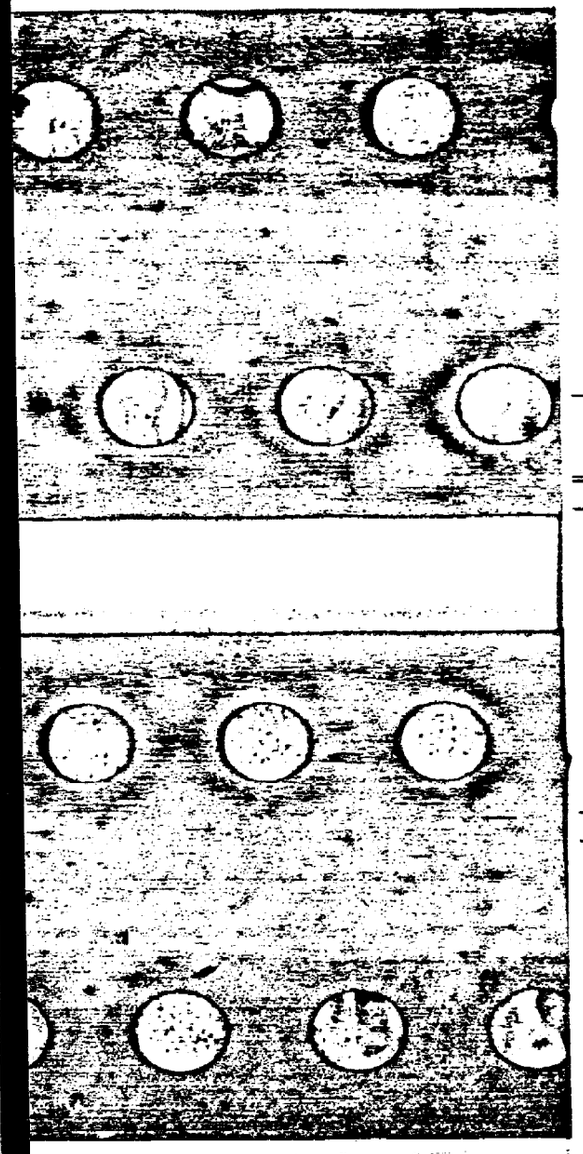
James W. Sisk L.S. a Citizen in Tennessee.

73715
IDENTIF. ▲ REFERENCE

93 OCT 13 PM 2:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1428 10/13 0101 03CHECK 302.10

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9113 PAGE 827

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 60200.00
MAMT 59700.00
CON TX 222.74
MOR TX 66.36
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
MDEED 12.00
TOTAL 302.10
CHECK 302.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73715
IDENTIF. ↑ REFERENCE

93 OCT 13 PM 2:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10/13/93 01 14:23 0001 1428

No. 709295