PREPARED BY:
HUNTER SHORT, ATTORNEY
2323 21ST AVENUE, SOUTH
SUITE 200
NASHVILLE, TENNESSEE 37212
615/298-3300

BOOK 9123 PAGE 243

INSTALLMENT DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Alfred Christino Dulay and wife, Danielle Marie Dulay 335 Duling Ave. Madison Tn 37115	Same	Map 43-09 Parcel 236

FOR AND IN CONSIDERATION OF the sum of Sixty-Two Thousand nine hundred Dollars ($62,900) of which $2,000 has been paid in cash by the Grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said Grantees have given their notes of even date in the amount of $60,900 payable to Grantor as therein set out; reference is here made to said note for the terms and conditions thereof; 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.

We, Ernest A. Sircy, Jr. and wife, Louise Sircy, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto Alfred Christino Dulay & wife Danielle Marie Dulay, herein called Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and the easterly 76 feet of Lot No. 35, all block "B", on the plan of Woodlawn Estates, of record in Book 843, page 82, Rigister's Office for davidson County, Tennessee.

Said Lot No. 36 and Easterly 76 feet of said Lot No. 35 front together 112.5 feet on the northernly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Ernest A. Sircy, Jr. and wife, Louise Sircy by deed from City Finance Company of Tennessee, Inc. off record in Book 9018, Page 752, Register's Office of Davidson County, Tennessee.

This is improved Property known as 335 Duling Avenue, Madison, Tennessee 37115

The maximum indebtedness secured hereunder is $62,900.00

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. 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.

76748
ENTIF. & REFERENCE
93 OCT 22 AM 9:
DAVIDSON COUNTY
4750 10/22/93 0111 CHECK 319.77

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 me in hand paid, the said Grantees herein, do hereby transfer and convey unto Hunter Short, 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 $60,000.00 or its insurable interest until the note 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 and holder of said note, as their 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 note, 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 Grantees, shall pay the note aforesaid when 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. 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 note for all sums, with interest, so expended by said trustee, or lawful owner and holder of said note, within 30 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 note, or any of said note then past due and unpaid, all remaining unpaid note 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 20 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 courthouse in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right to redeem property as provided in T.C.A. 66-8-101, 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 conveyance. We agree that the trustee may, at any time after default in the payment of said note, 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.

So long as the indebtedness secured hereunder remains unpaid,

then the Grantees shall not convey or transfer any of their right, title or interest in the subject property or contract therefore without the prior written consent of the Grantor and upon any such conveyance or transfer or contract, without Grantor's consent, then the entire principal balance and any accumulated interest on said note shall immediately become due and payable.

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

First: 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.

Second: To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Third: To the payment of all taxes which may be unpaid on said premises.

Fourth: The residue, if any, will be paid to the Grantee 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 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 12th day of October, 1993.

Ernest A. Sircy, Jr.

Alfred Christino Dulay

Louise Sircy

Danielle Marie Dulay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest A. Sircy, Jr. and wife, Louise Sircy and Alfred Christino Dulay and wife, Danielle Marie Dulay, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of October, 1993.

NOTARY PUBLIC

My Commission expires: 5/2/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,900.00.

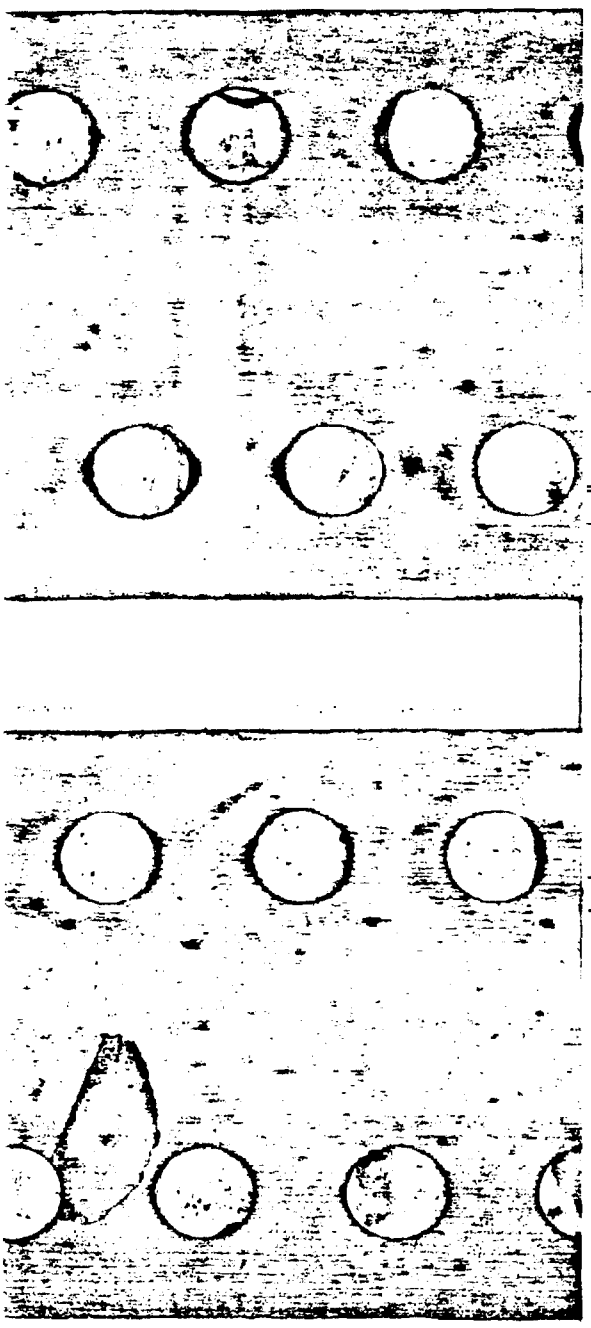
Affiant

Subscribed and sworn before me, this the 12th day of October, 1993.

NOTARY PUBLIC

My Commission expires: 5/2/96

install.dulay



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9123 PAGE 247

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 62900.00
CON TX 629.00
ERR CO
CON TX 629.00-
MAMT 62900.00
CON TX 232.73
MO TX 70.04
PRFEE 1.00
WDEED 16.00
TOTAL 319.77
CHECK 319.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/22/93 01 09:01 0001 4750

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IDENTIF. 4 REFERENCE

93 OCT 22 AM 9:02

REGISTER
DAVIDSON COUNTY, TN.

No. 712586