INSTALLMENT DEED

For and in Consideration of the sum of TEN DOLLARS ($ 10.00) Dollars,

of which TWENTY THOUSAND DOLLARS ($ 20,000.00) Dollars,

has been paid in cash by JOE DANIEL GREEN

the receipt of which is hereby acknowledged, and for the remainder of

ONE HUNDRED AND NINETY THOUSAND DOLLARS ($ 190,000.00) Dollars,

the said JOE DANIEL GREEN has executed his installment deed note in the total amount of $ 190,000.00 and has agreed to pay the balance thereof with the first payment of $ 1,200.00 due and payable on the 1st day of November, 1993, and each succeeding month thereafter for a period of 36 months, then on November 1, 1996, **JOE DANIEL GREEN** will pay the sum of $ 1,500.00 per month and each succeeding month thereafter until the balance of said note is paid in full. Interest on the unpaid balance shall accrue at the rate of nine per cent (9%) per annum. **JOE DANIEL GREEN** agrees to pay the sum of $ 10,000.00 cash on said principal on May 1, 1994, and to pay the sum of $ 10,000.00 cash on said principal on November 1, 1994. **JOE DANIEL GREEN** may pay said principal in full without penalty after November 1, 2003.

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 190,000.00.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed,

Luther L. Lynn and wife, Virginia Lynn

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe Daniel Green, and his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 210,212,214,216,218,220,222 and 224, and the northerly 50 feet of the westerly 5.5 feet of Lot No. 208, Block 32, Map of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75 Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the easterly side of 44th Avenue North, and runs back between parallel lines, along the southerly margin of Indiana Avenue, 211 feet to a dead line.

And southerly one-half of Indiana Avenue, as closed by Ordiance No. 54-438, City of Nashville.

Said part of said street fronts 50 feet on the easterly side of 44th Avenue North, and extends back 211 feet to a dead line.

Being the same property conveyed to Luther L. Lynn and wife Virginia Lynn by deed from William Odell Lankford and wife James Lankford of record in Book 4450, page 365, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 706-44th Avenue North, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Luther L. Lynn and wife, Virginia Lynn 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Joe Daniel Green and his 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, $10.00, the said Joe Daniel Green

do hereby transfer and convey unto Donald Arkovitz, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said Joe Daniel Green 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 the insurable value 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.

I 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 I 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 I, the said Joe Daniel Green 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 I 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; if I 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 trust conveyance. I 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. I 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 Joe Daniel Green and his 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 Donald Arkovitz, Trustee, shall be vested in said successor.

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 Luther L. Lynn and wife, Virginia Lynn and Joe Daniel Green hereunto set our hands at Nashville, Tennessee, this the 25th day of October 1993.

L.L.L. Luther L Lynn

V.L. Virginia Lynn

J.D.G. Joe Daniel Green

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named Luther L. Lynn, Virginia Lynn and Joe Daniel Green, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 1993.

Notary Public.

Commission Expires 5/24/97

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9126 PAGE 92

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19 ____

_____, Notary Public

Commission Expires _____

PICK-UP

93 OCT 26 AM 8:05

FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

77142

INSTALLMENT DEED

FROM
LUTHER L. LYNN and wife

TO
VIRGINIA LYNN
JOE DANIEL GREEN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5791 10/26 0101 03CHECK 1010.20

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE DANIEL GREEN (NAME)	JOE DANIEL GREEN (NAME)	MAP NO. 91.12
706-44TH AVENUE NORTH (STREET ADDRESS OR ROUTE NUMBER)	706-44TH AVENUE NORTH (STREET ADDRESS)	PAR NO. 058.00
NASHVILLE, TN 37209 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	12W-34010

THIS INSTRUMENT WAS PREPARED BY

Donald Arkovitz
Attorney At Law
332 White Bridge Road
Nashville, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

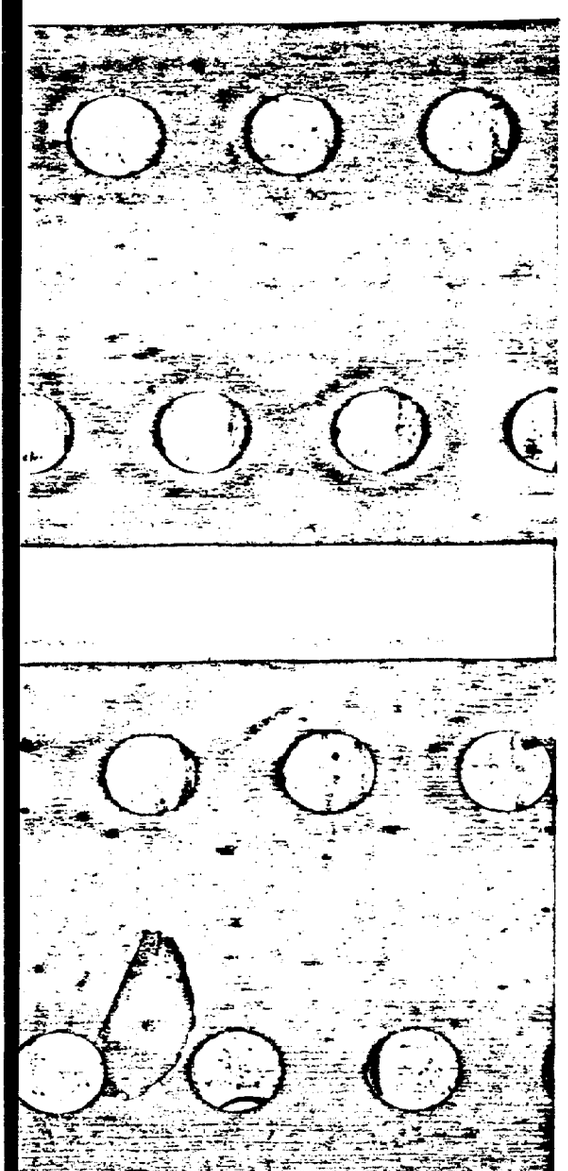
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 210,000.00 Joe Daniel Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 19 93

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9126 PAGE 93

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	210000.00
			MAMT	190000.00
			CON TX	777.00
			MOR TX	216.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1010.20
			CHECK	1010.20
10/26/93	01		08:07 0001	5791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 OCT 26 8:05

REGISTER
DAVIDSON CO. TN.

77742
IDENTIF. # REFERENCE

No. 713614