Owner:
150 Dawson
Nashville, TN 37201

TAX Bills:
P.O. Box 210244
Nashville, TN 37221

INSTALLMENT SALE CONTRACT

BOOK 9128 PAGE 785

THIS AGREEMENT made this 22nd day of September, 19 93, between Volunteer Management Inc. a Tennessee Corporation

83-2
212

hereinafter called "seller", and Kenneht E. Murray

6745 10/27 0101 03CHECK 174.15

hereinafter called "buyer",

The seller this day delivered to and hereby sells to the buyer for the sum of Thirty Five Thousand Dolars ($ 35,000.00)

upon the terms and conditions hereinafter set forth, the following described property:

Lot 80 on the Plan of E T Brown's Subdivision as of record in Book 332 Page 91 Registers Office for said Davidson County Being the same property acquired by the Department of Housing by deed dated April 20, 1993 recorded in book 8974 Page 42 Being the same property acquired by Volunteer Management INc. by deed dated September 13, 1993 and recorded in book 9090 Page 94.

The buyer(s) acknowledge the receipt of said property, and in consideration of the delivery to Kenneth E. Murray of the possession thereof, hereby grants to seller a security interest said property and agree(s) to pay to the seller(s) the said sum of $ 35,000.00, Payable $ 2,000.00 Cash and $ 354.63 per Month. First Payment due November 1, 1993 with the balance of Principal due and payable on or before November 1, 2000.

Until all installments and all other amounts due hereunder are paid, seller retains title to said property.

IT IS FURTHER AGREED by and between the parties hereto as follows,

1. All payments hereunder by the buyer(s) to the seller(s) shall be made at 933 Woodland Street Nashville TN

2. The buyer(s) hereby agree that He will use said property well and keep the same in good condition, that He will not, without the written consent of the seller(s) assign or transfer the same, or any part thereof, nor suffer or allow said property, or any part thereof, to come into the custody or control of any other person or persons, and that He will not remove said property without the written consent of said seller(s).

3. The buyer agrees to pay the general taxes after November 1, 1993

4. The buyer further agrees to keep all insurable buildings and improvements on said premises insured in a company acceptable to the seller in the amount of not less than the unpaid balance on this contract, or $ $ 35,000.00

5. In the event the buyer shall default in the payment of any special or general taxes, assessments or insurance premiums as herein provided, the Seller may, at his option, pay said taxes, assessments and insurance premiums or either of them, and if seller elects so to do, than the buyer agrees to repay the seller upon demand, all such sums so advanced and paid by him, together with interest thereon from date of payment of said sums at the rate of one percent per month until paid.

6. Buyer agrees that he will not commit or suffer to be committed any waste, spoil or destruction in or upon said premises, and that he will maintain said premises in good condition.

7. In the event of a failure to comply with the terms hereof by the buyer, or upon failure of the buyer to make any payment or payments when the same shall become due, or within 10 days thereafter, the seller, at his option shall have the following alternative remedies.

A. Seller shall have the right, upon failure of the buyer to remedy the default within five days after written notice, to be released from all obligations in law and in equity to convey said property, and all payments which have been made therefore on this contract by the buyer, shall be forfeited to the seller as liquidated damages for the nonperformance of the contract, and the buyer agrees that the seller may at his option re-enter and take possession of said premises without legal processes as in its first and former estate, together with all improvements and additions made by the Buyer thereon, and the said additions and improvements shall remain with and become the property of the seller, the buyer becoming at once a tenant at will of the seller, or

B. The seller may bring suit and recover judgment for all delinquent installments, including costs and attorney's fees. (The use of this remedy on one or more occasions shall not prevent the seller, at his option, from resorting to one of the other remedies hereunder in the event of a subsequent default), or

C. The seller shall have the right, at his option, and upon written notice to the buyer, to declare the entire unpaid balance hereunder at once due and payable, and may elect to treat this contract as a note and mortgage, and pass title to buyer subject thereto, and proceed immediately to foreclose the same in accordance with the laws of the State of Tennessee and have the property sold and proceeds applied to the payment of the balance owing, including costs and attorney's fees, and the seller may have a judgment for any deficiency which may remain. In the case of foreclosure, the seller hereunder, upon the filing of a complaint, shall be immediately entitled to the appointment of a receiver to take possession of said mortgaged property and collect the rents, issues and profits there from and apply the same to the payment of the obligation hereunder, or hold the same pursuant to order of the court, and the seller, upon entry of judgment of foreclosure, shall be entitled to the possession of the said premises during the period of redemption.

8. It is agreed that time is the essence of the agreement.

9. In the event that there are any liens or encumbrances against said premises other than those herein provided for or referred to, or in the event any liens or emncumbrances other than herein provided for shall hereafter accrue against the same by acts or neglect of the seller, then the buyer may, at his option, pay and discharge the same and receive credit on the amount then remaining due hereunder in the amount of any such payment or payments and thereafter the payments herein provided to be made, may, at the option of the buyer, be suspended until such time as such suspended payments shall equal any sums advanced as aforesaid.

10. The seller on receiving the payments herein reserved to be paid at the time and in the manner above mentioned, agrees to execute and deliver to the buyer or assigns, a good and sufficient warranty deed conveying the title to the above described premises free and clear of all encumbrances except as herein mentioned and except as may have accrued by or through the acts or neglect of the buyer, and to furnish at his expense, a policy of title insurance in the amount of the purchase price or at the option of the seller, an abstract brought to date at time of sale or at any time during the term of this agreement, or at any time of delivery of deed, at the option of buyer.

11. It is hereby expressly understood and agreed by the parties hereto that the buyer accepts the said property in its present condition and that there are no representations, convenants, or agreements between the parties hereto with reference to said property except as herein specifically set forth or attached hereto None

12. IN ORDER TO COMPLY WITH FEDERAL TRUTH IN LENDING LAW, ALL PARTIES AGREE THAT THE ANNUAL PERCENTAGE RATE IS Ten (10%) , AND THAT BUYER SHALL HAVE THE UNQUALIFIED RIGHT TO RESCIND THIS CONTRACT AT ANY TIME WITHIN 3 DAYS FROM THE DATE HEREOF, AND ALL MONEYS PAID HEREUNDER SHALL BE REFUNDED.

Wherever the word "buyer" asppears in this contract it is understood it shall be considered plural in the event of the execution by more than one buyer and shall be and become binding upon all who have so executed the same.

13. The buyer and seller each agree that should they default in any of the covenants or agrteements contained herein, that the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this agreement, or in obtaining possession of the premises covered hereby, or in pursuing any remedy provided herúnder or by the statues of the State of Tennessee , whether such remedy is pursued by filing a suit or otherwise.

14. DISCLAIMER: Buyer acknowedges that He have not relied upon the advice or representations, if any, of seller relative to the legal and tax consequences of this contract in the sale of the premises, the purchase and ownership of the premises, the structural condition of the premises, the condition of roofing, the operating condition of the eletrical heating, air conditioning, plumbing, water heating systems and appliances in the premises, the availability of utilities to the premises, zoning ordinances or the investment potential or resale value of the premises. Buyer acknowledges th at if such matters have been of concern He sought and obtained idependent advice relative thereto.

15. It is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names the day and year first above written.

(WITNESS) 9-22-93

Volunteer Management Inc--President
Seller

Kenneth E. Murray
Kenneth E. Murray--Buyer
Buyer

STATE OF Tennessee

County of Davidson

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

93 OCT 27 PM 3:18
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 78617

I, Edward P. Lawson , Notary Public in and for the State of TN do hereby certify that on this 22nd day of Sept. , 1993 , personally appeared before me Kenneth E. Murray and Bobby R. Morfield to me known to be the individual s described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

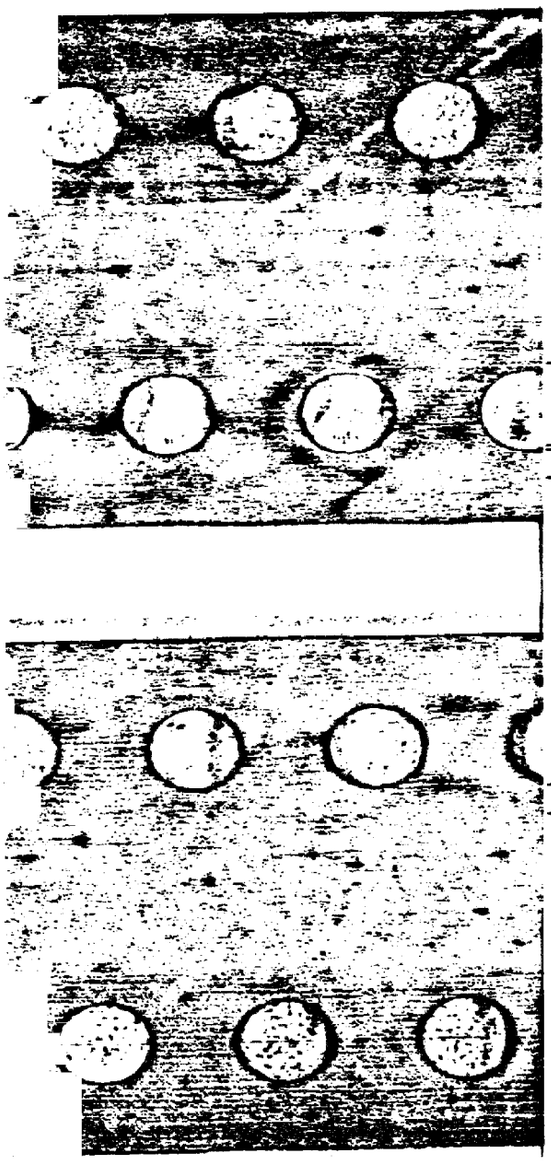
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22nd day of Sept. 1993.

Edward P. Lawson
Notary Public in and for the State of TN

My Commission Expires 3/24/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Oct. 1993
Notary Public

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 33,000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9128 PAGE 787

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 35000.00	
			MAMT 33000.00	
			CON TX 129.50	
			MOR TX 35.65	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 174.15	
			CHECK 174.15	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/93 01 15:48 0001 6745

78617
IDENTIF. & REFERENCE

93 OCT 27 PM 3:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 714563