INSTALLMENT DEED

For and in Consideration of the sum of -

Twenty-Three Thousand and No/100 ($23,000.00) - - - - - - - - - - Dollars,

of which Five Hundred and No/100 ($500.00) - - - - - - - - - - - - - Dollars,

has been paid in cash by Teresa D. McEwen, a single person,

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

Twenty-Two Thousand Five Hundred and No/100 ($22,500.00) - - - - - Dollars,

the said Teresa D. McEwen has executed her promissory note in said latter amount, of even date herewith, payable to the order of Graham D. Sims, Marion Werner Smith and Ann Gist, payable over 20 years, in equal monthly installments, according to the terms and conditions of said note, bearing 8½% interest from date,

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

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 22,500.00

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, We, Graham D. Sims, Marion Werner Smith and Ann Gist -

have this day bargained and sold, and do hereby transfer and convey unto the said Teresa D. McEwen, her - heirs and assigns,

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

Being all of Lot No. 34 on the Map of Ashton's subdivision of J. M. Lewis Farm at Bordeaux, Tennessee as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 147.3 feet on the northerly side of Ashton Avenue and runs back on the easterly line 200 feet to a dead line and runs back on the westerly line 214 feet to said dead line and shows 71 feet on said dead line.

Including but expressly Excluding that part of said Lot No. 34 sold and conveyed to the said Teresa D. McEwen by deed from Graham D. Sims et al of record in Book 8912, page 545, Register's Office for Davidson County, Tennessee.

Being the same property devised to Graham D. Sims, Marion Werner Smith and Ann Gist by will of Myra Huddleston, deceased, of record in Will Book 171, page 512, Probate Clerk's Office for Davidson County, Tennessee, and by devise of the will of Eva D. Sims, deceased, a certified copy of record in Book 6746, page 973, Register's Office for Davidson County, Tennessee.

The spouses of Grantors, herein, Vera D. Sims, Charles Smith and James Gist, join in this instrument for the sole purpose of conveying any interest they may have in said realty as a result of their marital relationship with the respective grantors.

Taxes for the year of 1993 have been pro-rated and will be paid by the grantee herein.

This is ~~unimproved~~ improved property, known as 1811 Ashton Ave., Nashville, Tenn. 37208
(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 Teresa D. McEwen, her - - - - - - - - - - - - - - - - - - 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 Teresa D. McEwen, - her 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, I, the said Teresa D. McEwen - do hereby transfer and convey unto Spiller Campbell, Jr., - - - - - - - - - - , 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 Teresa D. McEwen 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 Teresa D. McEwen - - - - - - - - - - - - - - - - - - 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 Graham D. Sims, Marion Werner Smith & Ann Gist may bid at any sale under this trust conveyance. I do 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 do 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 Teresa D. Sims, her - - - - - - - - - - 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 Spiller Campbell, Jr., 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 Graham D. Sims, Marion Werner Smith, Ann Gist and Teresa D. McEwen hereunto set our hands at _____, Tennessee, this the 19 day of Oct. 1993

Teresa D. McEwen

Graham D. Sims

Vera D. Sims

Charles Smith

Marion Werner Smith

Ann Gist

James Gist

STATE OF MONTANA

Yellowstone County

Personally appeared before me, Henry Wolf, a Notary Public in and for said County and State, the within named Graham D. Sims and wife, Vera D. Sims,

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 Billing, Mont. this 19 day of October, 1993

Henry Wolf, Notary Public.

Commission Expires 11-28-95

STATE OF WYOMING

Clark PARK County.

BOOK 9168 PAGE 352

Before me, Ken Stockwell, a Notary Public in and for the State and County aforesaid, personally appeared Marion Werner Smith and husband, Charles Smith, the 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Cody, Wyoming, this 21st day of October, 1993

Ken Stockwell, Notary Public.

Commission Expires 4-9-96

Ken Stockwell
County of
My Commission Expires
Apr. 9, 1996
Notary Public
State of
Wyoming

BOOK 9168 PAGE 353

STATE OF Colorado
COUNTY OF Arapahoe

Before me, JAY B ZAJICEK, a Notary Public in and for the State and County aforesaid, personally appeared Ann Gist and her husband, James Gist, 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 foregoing instrument for the purposes therein contained.

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

Notary Public.

Commission Expires My Commission Expires February 24, 1996

JAY B. ZAJICEK NOTARY PUBLIC STATE OF COLORADO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [signature], a Notary Public in and for said State and State, personally appeared Teresa D. McEwen, a single person, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22d day of ~~October,~~ November 1993.

Notary Public

my Com. exp: February 26 1996

INSTALLMENT DEED

FROM

Graham D. Sims, Marion Werner Smith & Ann Gist

TO

Teresa D. McEwen

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4267 11/30 ... CHECK 12.58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

93 NOV 30 PM 3:18

IDENTIF. + REFERENCE

91129

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. McEwen (NAME)	(same as to the left) (NAME)	Map: 69-16
1508 Dickerson Rd., D-4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par: 126
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13 DA 62605

THIS INSTRUMENT WAS PREPARED BY
Spiller Campbell, Jr., Atty.,
504 Stahlman Bldg., 211 Union
Nashville, Tenn. 37201
Pho: (615) 244-7631

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 23,000.00

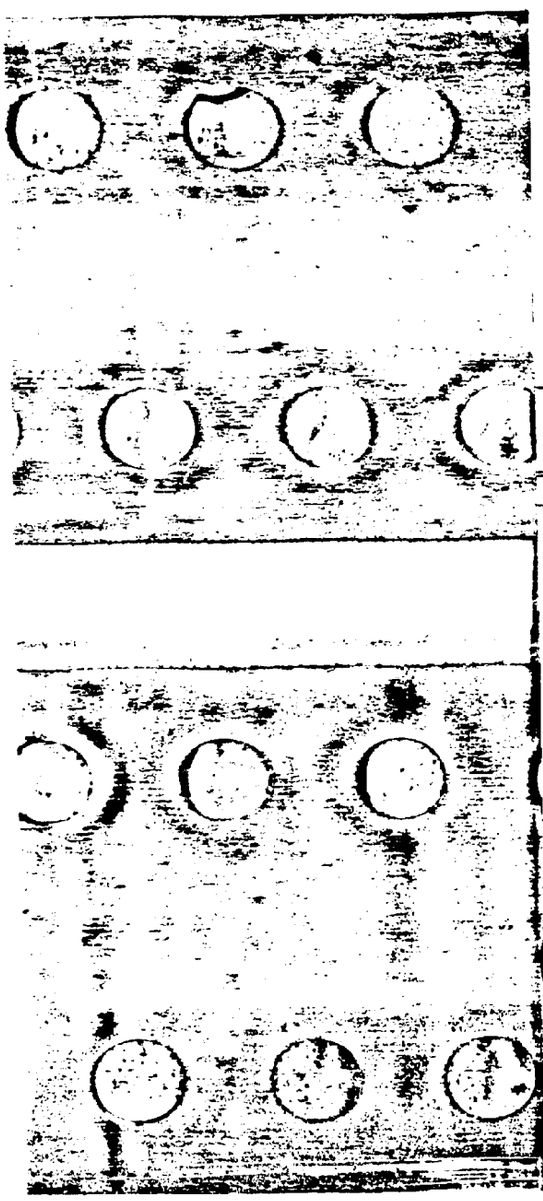
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22d DAY OF October, 1993

Notary Public

MY COMMISSION EXPIRES: 11-2?-??

(AFFIX SEAL)



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

RECEIVED OF _____

FOR _____

BOOK 9168 PAGE 354

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 23000.00
				MAMT 22500.00
				CON TX 85.10
				MOR TX 23.58
				PRFEE 1.00
				MDEED 16.00
				TOTAL 125.68
				CHECK 125.68
			11/30/93 01	15:19 0001 4267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE 9129

93 NOV 30 PM 3:18

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 727974