This instrument prepared by:
L. Ken Johnson, Att.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

James Daniel Anderson
JAMES DANIEL ANDERSON

Subscribed and sworn to before me this the 22nd day of February, 1994.

Lewis K. Johnson
Notary Public

My comm. exp. 9-22-91

LENNIS P. JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
JAMES DANIEL ANDERSON
2218 Burns Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
same

MAP/PARCEL NO:
72-11-248

Mortgagee: GILBERT ANDERSON
2302 Burns Avenue
Nashville, Tn. 37216

94 MAY 10 PM 1:40
REGISTER
DAVIDSON COUNTY, TN.

48556
IDENTIFICATION REFERENCE

INSTALLMENT DEED

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $31,500.00

For and in consideration of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED and no/100 ($32,500.00) Dollars, of which $1,000.00 Has been paid in cash by the Grantee, hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantee has executed his note of even date payable to the Grantor, in the amount of THIRTY ONE THOUSAND FIVE HUNDRED($31,500.00) Dollars, of even date, with interest at 12% included in said payments of $350.00, beginning OCTOBER 1, 1986, and payable in the same amount monthly thereafter until paid, and providing for payment of attorney's fees and to secure the payment of said note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

I, GILBERT ANDERSON, a single person, hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto the said JAMES DANIEL ANDERSON, a single person, his heirs and assigns, a certain tract or parcel of land AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 41 in W. J. Myers Subdivision, part of the Maxey's Addition to Brownsville, a Plan of which is recorded in Plat Book 332, page 66, said Register's Office.

Said Lot No. 41 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2256

Being the same property conveyed to Gilbert Anderson by deed from Rickey Anderson of record in Book 6678, Page 636, R. O. D. C., Tennessee.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND ALL SEWERS, DRAINAGE, ROADS AND STREETS AND IS CONVEYED "AS IS."

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JAMES DANIEL ANDERSON, a single person, his heirs and assigns, forever and GILBERT ANDERSON, a single person, does covenant with the said JAMES DANIEL ANDERSON, a single person, that she is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered unless otherwise stated in this Deed.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said JAMES DANIEL ANDERSON, a single person, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 2218 Burns Avenue, Nashville, Tn. 37216.

AND NOW, for the purpose of better and more effectually securing the payment of lien notes and rendering unnecessary court proceedings for the enforcement of said lien in the event of non payment of said payments or notes as they mature, as hereinafter provided and for the consideration of one dollar, to us in hand paid, I the said Grantee herein do hereby transfer and convey unto L. Kenneth Johnson, 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 Grantee do hereby agree to keep all buildings now on, or to be hereafter erected on said property insured in some reliable insurance company or companies for at least the value of the unpaid balance of the mortgage until the note herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to said Grantor for the benefit of the lawful owner and holder of said note, as their interest February 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 note, or any of them, February do any and 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 Grantee 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 and effect. BUT, if I fail to pay any of the payments of the note promptly when due or at maturity or if, failing to pay taxes, keep up repairs or keep premises insured as herein provided; I 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 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 note or payments past due and unpaid, all of remaining portion of said note shall become due and payable at once, without notice, and 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 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 February bid at any sale under this conveyance. I agree that the Trustee, February at any time after default in the payments of said note, 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:

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

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-8258

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 advise in their premises, or for instituting or defending any litigation which February 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 February be unpaid on said premises.
24th To the payment of unpaid note 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 Grantee herein, his 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 February be required, the lawful owner and holder of said lien note, 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 or successor 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 Grantor and Grantee, have hereunto set our hands at Goodlettsville, Tennessee, this the 12 day of February, 1994.

Gilbert Anderson
GILBERT ANDERSON

James Daniel Anderson
JAMES DANIEL ANDERSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERT ANDERSON, a single person, and JAMES DANIEL ANDERSON, a single person, the bargainors, with whom I are personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 12th day of February, 1994.

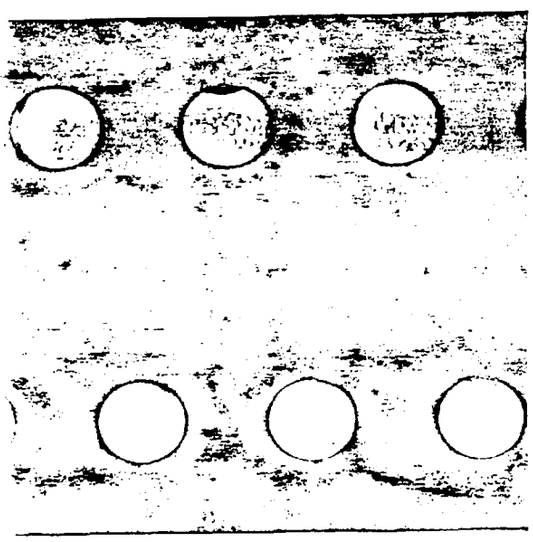
Lenis P. Johnson
Notary Public

My comm. expires 9-27-97

STATE OF TENNESSEE NOTARY PUBLIC L. KENNETH JOHNSON AT LARGE

4425 05/10 0101 03CHECK 172.73

L. KENNETH JOHNSON
LAWYER
202 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2250



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

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 489

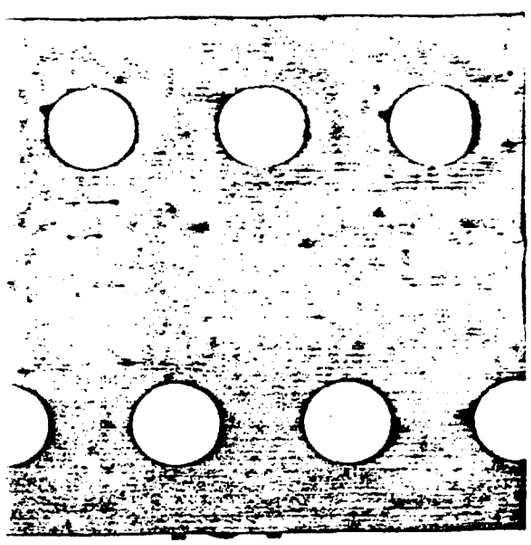
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34000.00
MAMT 31500.00
CON TX 125.80
MOR TX 33.93
PRFEE 1.00
WDEED 12.00
TOTAL 172.73
CHECK 172.73

05/10/94 01 13:40 0001 4425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48556
IDENTIF. & REFERENCE

94 MAY 10 PM 1:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789472