08/04/94 **INSTALLMENT DEED**

FROM: OWEN HAMPTON AND WIFE, WILLIE ANN HAMPTON

TO: WESLEY C. LITTLE

ADDRESS NEW OWNER:
Wesley C. Little
1740 - 21st Avenue N.
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
Map 81-11
Parcel 105

FOR AND IN CONSIDERATION OF $750.00, receipt of which is acknowledged, and a promissory note in the principal sum of $15,750, payable in monthly installments of $150.51 each beginning September 3, 1994, for a term of 15 years, which installments will include interest of 8.0% per annum on the unpaid principal to the order of Owen Hampton who, together with his wife, Willie Ann Hampton, are hereinafter referred to as Grantors, made by Wesley C. Little (hereinafter Grantee), to secure payment of which note a lien is expressly retained on the land herein conveyed, Grantors have bargained and sold, and by these presents does transfer and convey to Grantee his heirs, and assigns, subject however to the lien expressly retained on the land herein conveyed, real property in Nashville, Davidson County, Tennessee, described as follows:

Being the northerly part of the westerly part of lot No. 264, on the map of the subdivision of lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in book 38, page 431, Register's Office for said County, also being a part of lot No. 7 on the Plat of Cato's Subdivision of part of lots Nos. 260 to 264 in J. M. Harding's Addition, as of record in book 547, page 17, said Register's Office, described as follows:

Beginning on the easterly margin of 21st Avenue North at the corner of lots Nos. 264 and 265; thence with the line between said two lots, eastwardly 118 feet to the westerly margin of an alley; thence with said alley southwardly 42.5 feet to the northeast corner of the property conveyed to Hillard L. Walker and wife by deed from Hollis Feigenbaum et al., of record in book 1341, page 631, said Register's Office; thence with Walker's northerly line westwardly 118.5 feet to the easterly margin of 21st Avenue North; thence with said Avenue northwardly 38.3 feet to the beginning.

Being the same property conveyed to Lola Hampton (who is the same person as Lora Hampton) by installment deed from Homer C. Ladd and wife, Addie Ladd, of record in Book 1973, Page 48, Register's Office for Davidson County, Tennessee, and being the same property devised to Owens Hampton (who is the same person as Grantor, Owen Hampton) in the Will of Lora Hampton, of record in Will Book 180, Page 773, Probate Court Clerk's office of Davidson County, Tennessee.

This is improved property known as 1740 - 21st Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and Grantors covenant with Grantee that Grantor, Owen Hampton, is lawfully seized and possessed of said real property in fee simple, has a good right to convey it, and the same is unencumbered; and Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectively securing the payment of said promissory note, and so that court proceedings will not be necessary to enforce the herein described lien in the event of the non-payment of the note according to its terms, or a breach thereof, and for and in consideration of the sum of One and No/100 ($1.00) Dollar to him paid, and other consideration herein mentioned, the receipt and sufficiency of which is hereby acknowledged, Grantee has this day bargained and sold, and does hereby transfer and convey, to Worrick G. Robinson, IV, Trustee, and his successors in trust, the real property hereinabove described.

TO HAVE AND TO HOLD said real property to the said Worrick G. Robinson, IV, Trustee, and his successors in trust, forever. Grantee covenants that he is lawfully seized and possessed of said real property, has a good right to convey it, and that the same is unencumbered.

Grantee further covenants and binds himself, his heirs and representatives, to warrant and defend the title to said real property to the said Worrick G. Robinson, IV, Trustee, his successors in trust, and his assigns, forever, against the lawful claims of all persons. However, this conveyance is made IN TRUST to secure the payment of sid promissory note and all sums due

thereunder and for the uses and trusts herein set forth, and for no other purpose.

No part of the said real property or any interest therein shall be sold or transferred by Grantee without the prior written consent and approval of the owner and holder of the indebtedness secured herein.

If Grantee shall pay the indebtedness aforesaid when due, according to the terms of said promissory note, then this instrument is to be of no further force or effect. However, if he fails to pay the said sums of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner and holder thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice, by three (3) publications in Davidson County, Tennessee, to sell said real property at the Courthouse door in said County, to the highest bidder, for cash, and free from the statutory right of redemption, equity of redemption, homestead, dower, statutory and elective rights, and all other exemptions of every kind, all of which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The owner and holder of the indebtedness herein secured may bid at any sale under this conveyance. Grantee agrees that the Trustee may, at any time, after default in payment of principal or interest as each falls due respectively, enter and take possession of said land, and shall only account for net rents received by him.

Grantee agrees to keep the improvements on said property insured by some reliable insurance company or companies against the usual risks of fire and extended coverage for the sum of the maximum insurable amount, until the sum herein secured is fully paid, and to have the loss made payable on the policy or policies

to said Trustee for the benefit of the owner and holder of the debt herein secured. Grantee agrees to keep the improvements on said real property in good repair and preservation and to pay all taxes and assessments when due; and in case he fails to do either, then said Trustee, or the owner and holder of the debt herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under the lien herein contained, the proceeds will be applied by the Trustee:

First - to pay all the costs and charges of executing this trust, including attorneys' fees and the expenses of any litigation that may arise on account of the execution and enforcement of this trust.

Second - To pay any unpaid taxes or assessments.

Third - To pay said debt, or any balance thereof then remaining unpaid.

Fourth - The residue to be paid to Grantee or to his heirs or assigns.

In case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner and holder of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to the said Trustee, shall be vested in said successor.

In the event of a sale of said real property under and by virtue of this trust, Grantee, and all persons holding under him, shall be and become tenants at will of the purchaser at the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be terminated at the option of said purchaser upon five (5) days' written notice.

Grantor's wife, Willie Ann Hampton, executes this deed for the purpose of conveying to the Grantee any and all rights she may have in said property, including but not limited to the right of homestead.

The said Trustee, or his successors, may execute the power of sale herein contained and the other powers and rights without giving bond or taking oath.

IN WITNESS WHEREOF, the parties have executed this instrument on this 11TH day of AUGUST, 1994.

OWEN HAMPTON

WILLIE ANN HAMPTON

WESLEY C. LITTLE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, W. JAMES WASHINGTON, a Notary Public in and for said County and State, the within named, Owen Hampton and Willie Ann Hampton, 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 purposes therein contained.

Witness my hand and official seal at LOS ANGELES, CALIFORNIA, California, this 11TH day of AUGUST, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DECEMBER 2, 1994

OFFICIAL SEAL
W JAMES WASHINGTON
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 2, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named, Wesley C. Little, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, California, this 15th day of August, 1994.

NOTARY PUBLIC

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires Sept. 21, 1996

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Charles C Lentz
AFFIANT

SWORN TO AND SUBSCRIBED before me this 23rd day of August, 1994.

Amy White Ballard
NOTARY PUBLIC

AMY WHITE BALLARD NOTARY PUBLIC DAVIDSON COUNTY TENN.

MY COMMISSION EXPIRES:

My Commission Expires Sept. 21, 1996

Maximum principal indebtedness for Tennessee recording tax purposes is $15,750.00.

THIS INSTRUMENT PREPARED BY:
Adams & Whiteaker, P. C.
Attorneys at Law
Suite 150, Parkway Towers
404 James Robertson Parkway
Nashville, TN 37219-1505

2399 08/26 3101 03CHECK 10187 40.72

85303
IDENTIF. & REFERENCE

94 AUG 26 PM 4:10

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

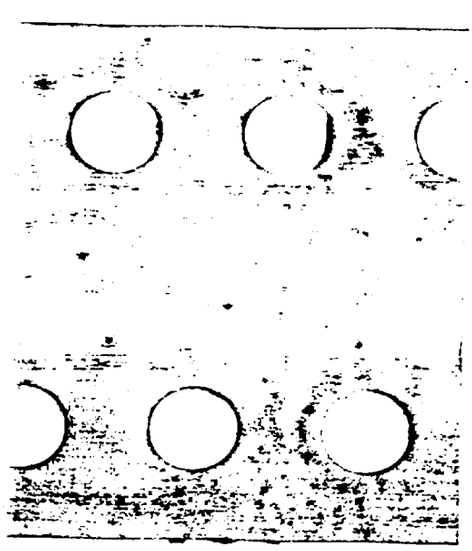
RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 933

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 16500.00
MAMT 15750.00
CON TX 6.10
MOR TX 15.32
PRFEE 1.00
MFEED 24.00
~~TOTAL 46.72~~
~~CHECK 46.72~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/94 01 16:09 0001 2399

VOID
CON TX 6.10-
CON TX 61.05
~~TOTAL 54.95~~
~~CHECK 54.95~~

08/26/94 01 16:10 0001 2400

Total $101.87

94 AUG 26 PM 4:10
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

85303
IDENTIF. ↑ REFERENCE

No. 828804