INSTALLMENT DEED

FROM

ELIZABETH EDINE DEMONBREUN, a widow

TO

RH & RH, INC.

For draftsman's use

This instrument was prepared by:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 3450

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RH & RH, INC. (NAME)	Same (NAME)	Map 61-15
4000 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 101
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

BOOK 9591 PG 788

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

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

$55,000.00 Ronald D. Wilkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1995.

Deana H. Buck
Notary Public

MY COMMISSION EXPIRES: 4-30-96
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of -Fifty Five Thousand and 00/100----------
----------($55,000.00)---------- DOLLARS

of which $5,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed its promissory lien note of even date herewith, payable to the order of DEBORAH SUE DEMONBREUN GIBSON PALMER, in the principal sum of $49,500.00, payable in 240 monthly installments of $477.69 each, beginning March 6th, 1995, with a like sum on the 6th day of each consecutive month thereafter, until February 6th, 2015, when the final installment shall be due and payable. Said monthly installments include interest at the rate of 10% per annum.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $49,500.00;

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

I, Elizabeth Edine Demonbreun, a widow

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

RH & RH, Inc.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(SEE ATTACHED SHEET FOR DESCRIPTION OF PROPERTY)

MAIL ENV.

95 FEB -9 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 32920

This is unimproved ( ) improved (X) property, known as 1109 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BOOK 9531 PG 789

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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, we, the said grantees herein do hereby transfer and convey unto *James W. Stinnett, 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. We, the said grantees 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 $insb. 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. We 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 we 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 we, the said grantees, 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 we 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; we 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 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 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 conveyance. We 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. We 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 the grantees herein, their 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 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 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 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 WHERE OF, we, the said grantors and grantees, have hereunto set our hands this the 6th day of February 19 95

ELIZABETH EDINE DEMONBREUN

Deborah Sue Demonbreun Gibson Palmer
Attorney-In-Fact

RH & RH, INC.

By: Palmer Ronald D. Huddleston
President

By: Ronald W. Hester
Vice President

STATE OF CALIFORNIA]
COUNTY OF _____] Los Angeles

On this the 31st day of January, 1995, before me personally appeared **DEBORAH SUE DEMONBREUN GIBSON PALMER**, to me known to be the person who executed the foregoing instrument on behalf of **ELIZABETH EDINE DEMONBREUN**, and who acknowledged that she executed the same as the free act and deed of the said **ELIZABETH EDINE DEMONBREUN.**

Witness my hand and official seal at TARZANA, California, this 31st day of JAN, 1995.

JOSEPH MINA
COMM. # 1001391
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires AUG 19, 1997

Joseph Mina
Notary Public

My Commission Expires: 8-19-97

STATE OF TENNESSEE }
COUNTY OF CHEATHAM }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald D. Huddleston and Ronald W. Hester, with whom I am personally acquainted, and who, upon oath, acknowledged them self to be President and Vice President of the RH & RH, Inc., the within named bargainor, a corporation, and that they as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by them self as President and Vice President.

Witness my hand and seal, at office in Ashland City, Tennessee, this 6th day of February, 19 95.

Jean W. Bass Notary Public

Commission expires 4-30-96

*James W. Stinnett, Jr., Trustee
106 Frey Street
Ashland City, Tennessee 37015

BOOK 3591 PG 790

INSTALLMENT DEED
FROM: Edine Elizabeth Demonbreun, a widow
TO: RH & RH, Inc.

Land in Davidson County, Tennessee, **BEING** Lot No. 4 and the westerly 25 feet of Lot No. 5, of Block "C", on the Map of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Ardee Avenue and run back 194.5 feet on the westerly line of Lot 4, and 198.15 feet, more or less, on the easterly line of said part of Lot 4, to a dead line, measuring 75 feet thereon.

BEING the same property conveyed to George W. Demonbreun and wife, Edine Elizabeth Demonbreun, by deed from C. H. Beaty and wife, Melba Beaty, of record in Book 2283, Page 169, Register's Office for Davidson County, Tennessee. George W. Demonbreun is deceased, and the said Edine Elizabeth Demonbreun acquired the entire fee as the surviving tenant by the entirety.

This conveyance is **SUBJECT** to restrictions of record in Book 1066, Page 225, as amended in Book 1066, Page 511, as rerecorded in Book 1108, Page 689, affecting both lots; restrictions in Book 1160, Page 106 as to Lot 4; and restrictions in Book 1258, Page 274, as to the west 25 feet of Lot 5, all being of record in the Register's Office for Davidson County, Tennessee.

This conveyance is also **SUBJECT** to an 8-foot easement for utilities along the northerly or rear line of the lot as shown on the plan of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

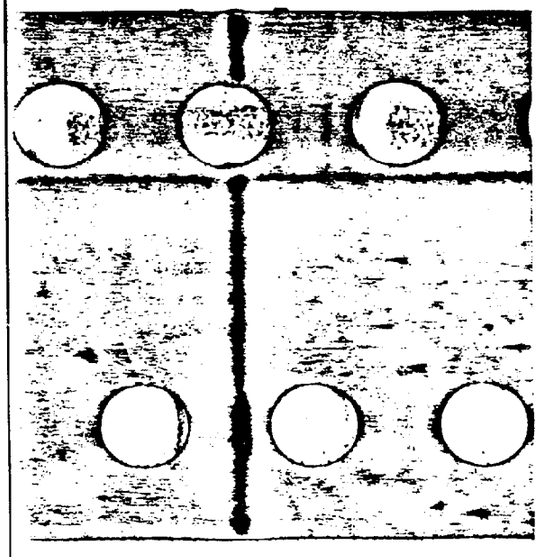
This is the same description as in the previous deed of record.

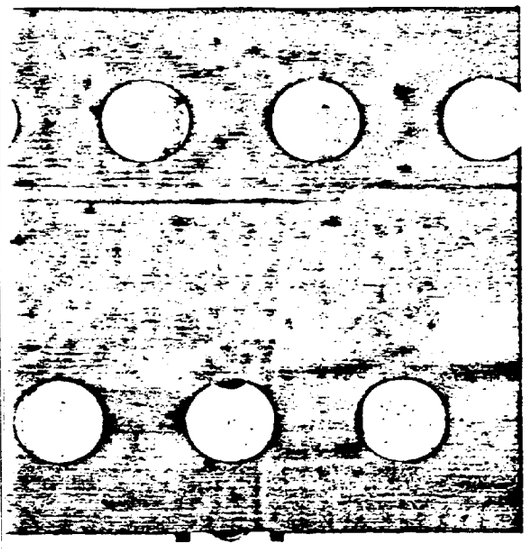
The above described property is sold as is.

Edine Elizabeth Demonbreun and Elizabeth Edine Demonbreun are one and the same persons.

DEBORAH SUE DEMONBREUN GIBSON PALMER signs this deed on behalf of **EDINE ELIZABETH DEMONBREUN** under and by virtue of a Power of Attorney of record in Book 9574, Page 685, Register's Office for Davidson County, Tennessee.

337.6 02/09 0101 03CHECK 271.13





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

RECEIVED OF _____

FOR _____

ROIIK 9531 PG 791

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 55000.00
MAMT 49500.00
CON TX 203.50
MOR TX 54.63
PRFEE 1.00
WDEED 12.00
TOTAL 271.13
CHECK 271.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/95 01 09:41 0001 0376

32920
IDENTIF. # REFERENCE

95 FEB -9 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880105