BOOK 9609 PG 755

"WRAPAROUND"

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

CYNTHIA W. OLIPHANT, et xir

TO

CHARLES CARTER

For draftsman's use

PREPARED BY:
Dewey Pediqo, Jr.
Attorney at Law
222 Williamsburq Circle
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES CARTER (NAME)	(NAME)	Map 105-7
491 Humphrey Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 64
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

IDENTIF. ↑ REFERENCE 38889

(FOR REGISTER'S USE)

95 MAR -2 PM 3:12

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1995

[signature] Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Seventy-five Thousand and no/100---------- ($75,000.00)---------- DOLLARS

of which $ 30,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed an installment deed note of even date payable to the order of Cynthia W. Oliphant and husband, Thomas W. Oliphant in the principal amount of $45,000.00 payable as therein specified. Property is encumbered by an existing first mortgage of record in Book 8443, page 323, R.O.D.C.T., which Grantee takes subject to, but does not assume and which Grantors shall continue to pay when and as due. Grantee shall pay real estate taxes as they become due and furnish paid receipt to Grantors. Grantee to carry fire and extended coverage insurance in amount equal to or greater than the mortgage amount and name Grantor in loss payable clause, with current copy of policy furnished Grantors at all times.

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,

Cynthia W. Oliphant and husband, Thomas W. Oliphant

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

Charles Carter

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

Land in Davidson County, Tennessee, being Lot No. 25 in Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, Page 35, Chancery Court at Nashville, Tennessee, for said County and Book 36, page 117, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Humphrey Street and runs back between parallel lines 150 feet to alley.

Beinq the same property conveyed to Cynthia W. Oliphant by deed from Frank B. Delk and Thomas L. Nollner of record in Book 6958, page 811, Register's Office for said County.

The said Thomas W. Oliphant joins in this conveyance to convey any marital interest he may have in and to the subject property.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 45,000.

This is unimproved ( ) improved (X) property, known as 491 Humphrey Street, Nashville, TN 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 first note, 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 grantors herein do hereby transfer and convey unto Dewey Pedigo, Jr. NASHVILLE, TN 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 grantors 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 $ 45,000.00 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 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 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 WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 1st day of March 19 95.

Cynthia W. Oliphant
CYNTHIA W. OLIPHANT

Charles Carter
CHARLES CARTER

Thomas W. Oliphant
THOMAS W. OLIPHANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Cynthia W. Oliphant, Thomas W. Oliphant and Charles Carter 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 Nashville Tennessee, this 1st day of March, 19 95.

Notary Public

Commission expires May 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

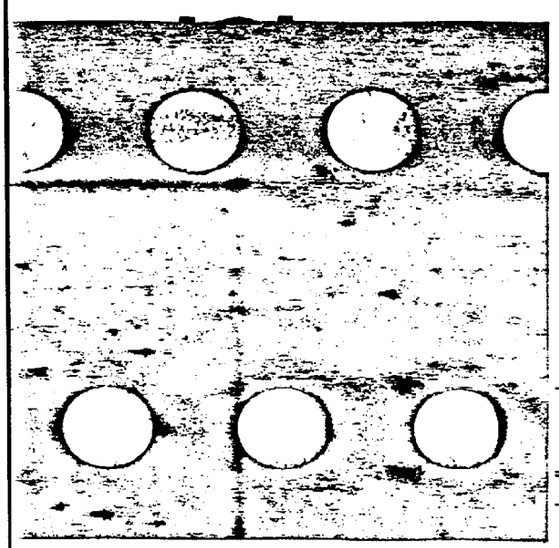
Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, and that ____ he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

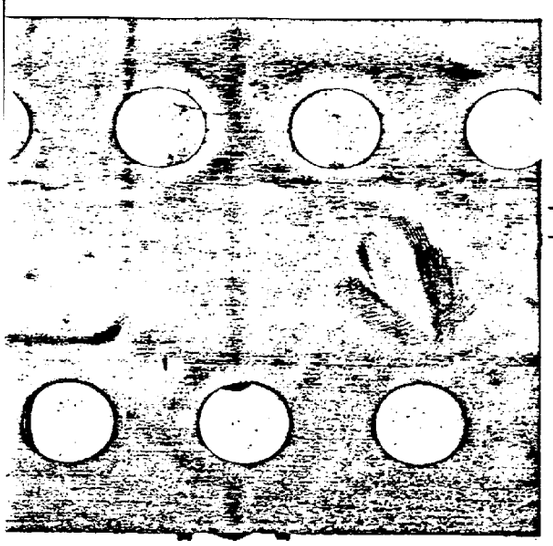
Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

9861 03/02/95 010103 CHECK 335.95





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

RECEIVED OF _____

FOR _____

BOOK 9609 PG 757

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 75000.00
MAMT 45000.00
CON TX 277.50
MOR TX 49.45
PRFEE 1.00
DEED 8.00
TOTAL 335.95
CHECK 335.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR -2 PM 3:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/02/95 01 15:14 0001 6861

38889
IDENTIF. ↑ REFERENCE

No. 886514