This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

CLARENCE E. BARR
and wife, MAI JUANITA BARR

TO

TIMOTHY FRANKLIN BARR
and wife, PURNEY RENEE BARR

For draftsman's use
PREPARED BY:
SAM WALLACE, SR.
Attorney at Law
500 Stahlman Building
Nashville, TN 37201

BOOK 9612 PG 975

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY FRANKLIN BARR, et ux (NAME)	SAME (NAME)	Map 68
Rt. 3, Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 15
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $10,000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$10,000 Mai J. Barr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 1995

L. Chandler Dyer
Notary Public

~~MY COMMISSION EXPIRES:~~ _____
~~(AFFIX SEAL)~~

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars,

DOLLARS

of which $ 10.00 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 this date executed a note in the amount of Ten Thousand (10,000.00) Dollars, with no interest, for a period of Thirty-Seven (37) months. Said payments shall be in the amount of Two Hundred Seventy-Five ($275.00) Dollars per month, for a period of Thirty-Seven (37) months. First payment shall be due on the 1st day of June, 1992, and shall continue thereafter for a period of Thirty-Six (36) months. Further, if payment is received past the 20th of the month, an additional Twenty-Five ($25.00) Dollars, as late payment will be added.

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

92.20

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,

Clarence E. Barr and wife, Mai Juanite Barr

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

Timothy Franklin Barr and wife, Purney Renee Barr

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

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, as follows:

Beginning at the intersection of the property line between Pafford and Taylor with the center line of the New Hydes Ferry Pike at Station 327 + 74 on the State Highway Plan for Hydes Ferry Pike, which plan is on file in the office of the County Highway Department, and running easterly with said center line which follows a 4 degree curve to the left 70.9' to the end of the curve thence containing with the center line of said road north 85 degrees 58' east 703'; thence south 4 degrees 02' east 33' to the northerly right-of-way line to the Tennessee Central Railroad; thence westerly with said right-of-way line, which is parallel to and 50' northerly from the center line of the Tennessee Central Railroad tracts 850' to the property line between Pafford and Taylor; ehcne with said property line, north 10 degrees east 188' to the beginning. This being a triangular strip of land lying between Tennessee Central Railroad on the south center line of the New Hydes Ferry Pike (State Highway No. 12) on the north and the lands of Sam Taylor on the west.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Charles E. Young and wife, Wilma Young, by deed from Mettie Lee Young, of record in Book 4768, Page 631, Register's Office for said County.

Being the same property conveyed to Mai Juanita Barr by warranty from Dorothy Jean Morris, Doris Lee Pleton, Charles Ewing Young and Ronnie Duke, of record in Book 5072, page 879, Register's Office of said County.

unimproved ( )
This is improved (X) property, known as 4838 Rt. 3, Old Hydes Ferry Pike, Nashville, TN 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Additionally, being the same property conveyed to Clarence E. Barr and wife, Mai Juanita Barr, by Deed from J. Michael Jacobs, of record in Book 5072, page 881, Register's Office for said County.

This property description is copied verbatim from the previous Deed, recorded as aforementioned

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 Sam Wallace, Sr., 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 $ 10,000.00 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, 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 advise 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 5 day of May, 19 92.

Clarence E. Barr — Timothy Franklin Barr

Mai J. Barr — Purney R Barr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 9612 PG 976

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Barr, Mai Juanita Barr, Timothy Franklin Barr and Purney Renee Barr

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 5 day of May, 19 92

Notary Public

Commission expires May 28, 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, 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____.

PICK-UP

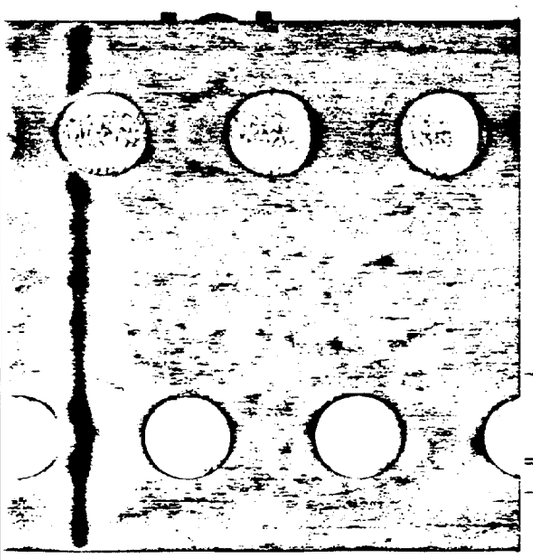
_____ Public.

Commission expires _____.

95 MAR -7 AM 10:55
FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

39978



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

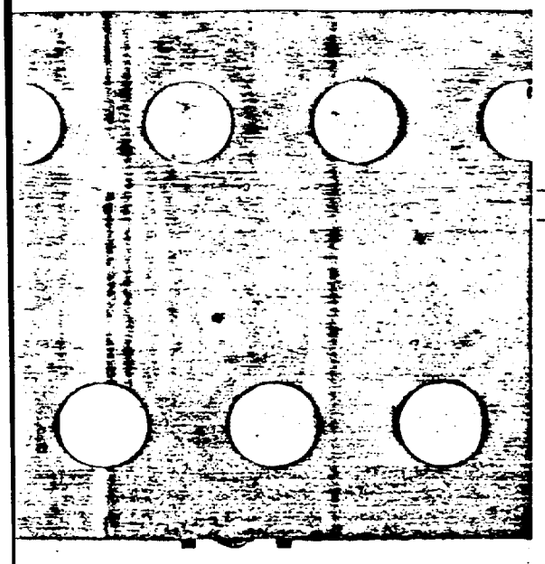
RECEIVED OF _____

FOR _____

BOOK 9612 PG 977

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 20000.00
MAMT 10000.00
CON TX 74.00
MOR TX 9.20
PRFEE 1.00
WDEED 8.00
TOTAL 92.20
CHECK 92.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39978
IDENTIF. ↑ REFERENCE

95 MAR -7 AM 10:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/07/95 01 10:57 0001 8103

No. 887739