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

BOOK 9641 PG 686

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

X Jimmie D. Crawford
JIMMIE D. CRAWFORD

Subscribed and sworn to before me this the 8th day of April 1995.

Barry Wayne Blankenship
Notary Public

My comm. exp. 7/27/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER: JIMMIE D. CRAWFORD ET UX
131 Two Mile Pike
Goodlettsville, Tn. 37072

SEND TAX BILLS TO: same

MAP/PARCEL NO. 26-01-63 & 64

Mortgagee: GLEN G. GARRETT ET UX
208 WEST DUE WEST AVE.
Madison, Tennessee 37115

INSTALLMENT DEED

MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $64,000.00

For and in consideration of the sum of Eighty Thousand and no/100 ($80,000.00) Dollars, of which Sixteen Thousand and no/100 ($16,000.00) Dollars 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 their note of even date payable to the Grantor, in the amount of Sixty Four Thousand and no/100 ($64,000.00) Dollars, of even date, with interest at 8.50% included in said payments of Five Hundred Fifty Five and 40/100 ($555.40) Dollars, monthly, thereafter, beginning one month after date and payable in the same amount monthly until 60 months after date, when the balance and accrued interest becomes due, at the option of the Grantor, (Said note and payments may be extended every 60 months at the option of the Grantor without further instruments with same payments and interest) said note 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,

We, GLEN G. GARRETT,and wife, MARTHA A. GARRETT, hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto the said JIMMIE D. CRAWFORD and wife, ELIZABETH ANN CRAWFORD, their heirs and assigns, a certain tract or parcel of land AS FOLLOWS:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 14 in Block "G" of the Roscoe Place as shown by the plat of record in Book 843, page 72, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 15 and the south 20 feet of the south one/half of Lot No. 16, in Block "G" of the subdivision of the Roscoe Place in the 10th Civil District of Davidson County, Tennessee, as shown by the plat of record in Book 843, page 72,

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

Register's Office for Davidson County, Tennessee.
The said south part of the south half of Lot No. 16 fronts 20 feet on the Two Mile Pike but is not as wide at the rear of lot, it being the width as its proportionate part of the same is, The whole of Lot No. 16 being 50 feet wide on pike at front and 43.6 feet wide at the rear.

Being part of the same property conveyed to GLEN G. GARRETT and wife, MARTHA A. GARRETT from MARIE W. BUTTERWORTH, TRUSTEE of record in Book 4881 Page 594, Register's Office for Davidson County, Tennessee.
This is improved property: 131 Two Mile Pike, Goodlettsville, Tennessee 37072
THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND PUBLIC UTILITIES AND SEWAGE EASEMENTS AND TWO MILE PIKE AND PROPERTY 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 JIMMIE D. CRAWFORD and wife, ELIZABETH ANN CRAWFORD, their heirs and assigns, forever and GLEN G. GARRETT,and wife, MARTHA A. GARRETT, do covenant with the said JIMMIE D. CRAWFORD and wife, ELIZABETH ANN CRAWFORD, that they are 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. BOOK 9641 PG 687

And We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said JIMMIE D. CRAWFORD and wife, ELIZABETH ANN CRAWFORD, their heirs and assigns, against the lawful claims of all persons whomsoever.

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, we the said Grantees 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. 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 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 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 note, or any of them, may 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 Grantees 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 we 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, we 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 may bid at any sale under this conveyance. we agree that the Trustee, may at any time after default

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

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. 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:
9TH 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 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.
28th To the payment of unpaid note herein secured, and any and all sums expended in the protection of said property, as herein authorized.
8th The residue, if any, will be paid to the Grantees herein, her heirs, representatives or assigns.

BOOK 9641 PG 688

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 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 Grantors and Grantees, have hereunto set our hands at Goodlettsville, Tennessee, this the 8th day of April, 1995.

Martha A Garrett
MARTHA A. GARRETT

Glen G Garrett
GLEN G. GARRETT

Jimmie D. Crawford
JIMMIE D. CRAWFORD

Elizabeth Ann Crawford
ELIZABETH ANN CRAWFORD 04/10 0101 03CHECK 380.30

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN G. GARRETT, and wife, MARTHA A. GARRETT, and JIMMIE D. CRAWFORD and wife, ELIZABETH ANN CRAWFORD, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained on this the 8th day of April, 1995.

Barry Wayne Blankenship
Notary Public

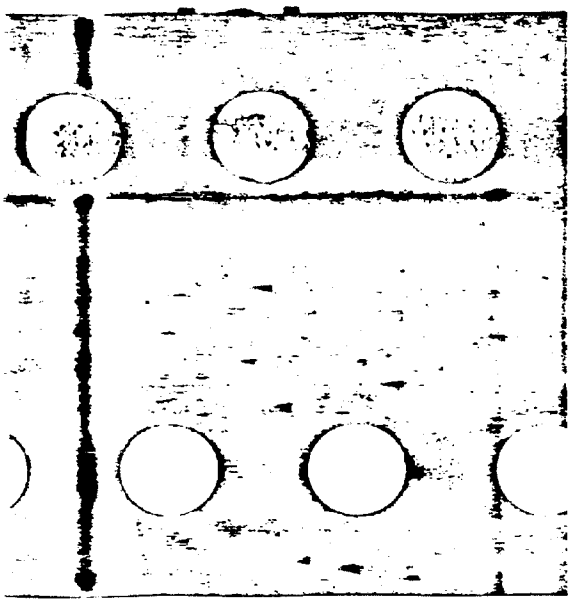
My comm. expires 7/27/98

BARRY WAYNE BLANKENSHIP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

50198
IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
95 APR 10 AM 8:11:17

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

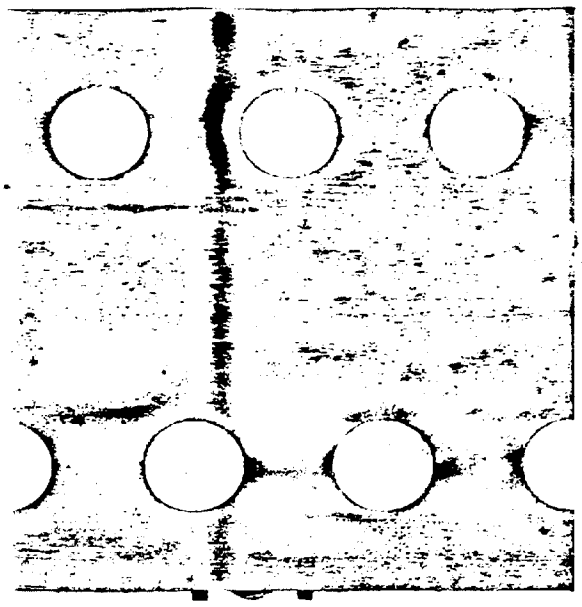
RECEIVED OF _____

FOR _____

BOOK 9641 PG 689

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	80000.00
MAMT	64000.00
CON TX	296.00
MOR TX	71.30
PRFEE	1.00
WDEED	12.00
TOTAL	380.30
	380.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/95 01 11:17 0001 9339

50198

IDENTIFICATION REFERENCE

95 APR 10 AM 11:17

REGISTER

No. 898842