INSTALLMENT DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, 95 White Bridge Road, Cavalier Bldg., Suite 505, Nashville, Tennessee 37205

FROM: Thomas E. Garrett

TO: Thomas L. Garrett, Linda E. Reeves, Zona F. Keup, Robert E. Garrett, Charles Wayne Garrett, and Howard Keith Garrett

MAP AND PARCEL NUMBERS: 015-13-0 101.00

ADDRESS OF TAXPAYER: Thomas E. Garrett
125 Bonnabrook Drive, Hermitage, Tennessee 37076

SEND TAX BILLS TO: (SAME)

95 JUN 13 PM 1:33
FELIX E. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
PICK-UP

00069560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Thomas E. Garrett
Affiant

Subscribed and sworn to before me, on this day MAR 24 1995

Notary Public Jon L Setzer

Nov. 28, 1998
My Commission Expires:

For and in consideration of the sum of $70,000.00 Dollars and execution of a certain Promissory Note by the Grantees, and providing for payment of attorney's fees, and to secure the payment of a certain Promissory Note executed by the Grantees in favor of the Grantor, including all principal and interest and attorney's fees, a **lien is expressly retained on the property herein conveyed** and the Grantor, Thomas E. Garrett, hereby transfers and conveys to Thomas L. Garrett, Linda E. Reeves, Zona F. Keup, Robert E. Garrett, Charles Wayne Garrett, and Howard Keith Garrett herein called Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 307 on the Plan of Hermitage Hills, Section IV, of record in Book 2900, Page 136, Register's Office for said County. Being the same property corveyed to Grantor by deed Book 5143 Page 951 in the R.O.D.C.

THIS CONVEYANCE IS MADE SUBJECT TO A LIFE INTEREST RESERVED TO THE GRANTOR. BOOK 9699 PG 92

This Improved ( )/ Unimproved ( ) property is known as _____.

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. The Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

AND NOW, for the purpose of better and more effectually securing the payment of that certain lien 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, we, the said Grantees herein do hereby transfer and convey unto George H. Cate, Jr., Attorney, NASHVILLE, TN his successors and assigns, the real estate herein before described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. 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 case, 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 deliver 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 this trusteeship.

IN WITNESS WHEREOF, we, the said grantor and grantees, have hereunto set our hands this the 24th day of March 1995.

Thomas E Garrett
GRANTOR: THOMAS E. GARRETT

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 70,000.00."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named Thomas E. Garrett, the Bargainor(s) 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, Tennessee, on MAR 24 1995

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

Thomas L. Garrett

GRANTEE: THOMAS L. GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Pam Humphries, a Notary Public in and for said County and State, the within named Thomas L. Garrett, the Bargainor(s) 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, Tennessee, on

5/26/95

Pam Humphries

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 8-30-97

Linda E. Reeves

GRANTEE: LINDA E. REEVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named Linda E. Reeves, the Bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on

MAR 24 1995

Jon L. Setzer

Notary Public

My Commission Expires:

NOV. 28, 1998

Zona F. Keup
GRANTEE: ZONA F. KEUP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named Zona F. Keup, the Bargainor(s) 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, Tennessee, on
MAR 24 1995

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

Robert E. Garrett
GRANTEE: ROBERT E. GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, Linda Masley, a Notary Public in and for said County and State, the within named Robert E. Garrett, the Bargainor(s) 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, Tennessee, on
3/28/95

Linda Masley
Notary Public

My Commission Expires: 12-14-97

CHECK 362.20

GRANTEE: CHARLES WAYNE GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, Pam Humphries, a Notary Public in and for said County and State, the within named Charles Wayne Garrett, the Bargainor(s) 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, Tennessee, on
5/26/95

Pam Humphries
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES 9-30-97

Howard Keith Garrett
GRANTEE: HOWARD KEITH GARRETT

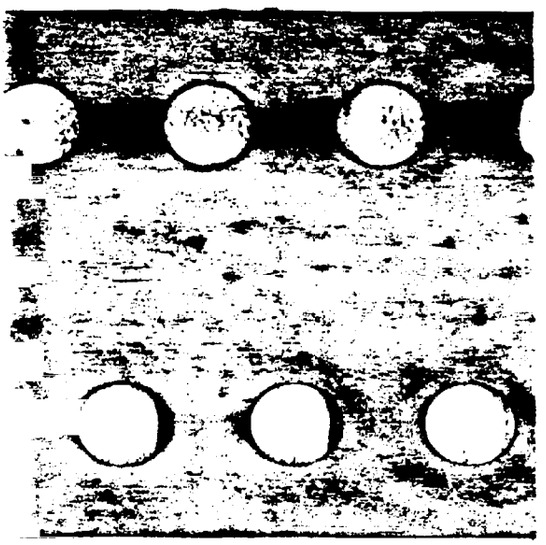
STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, Pam Humphries, a Notary Public in and for said County and State, the within named Howard Keith Garrett, the Bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on
5/26/95

Pam Humphries
Notary Public

MY COMMISSION EXPIRES 9-30-97
My Commission Expires:

This document prepared by:
Jon L. Setzer
Attorney-At-Law
95 White Bridge Road, Cavalier Bldg., Suite 505, Nashville, Tennessee 37205



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

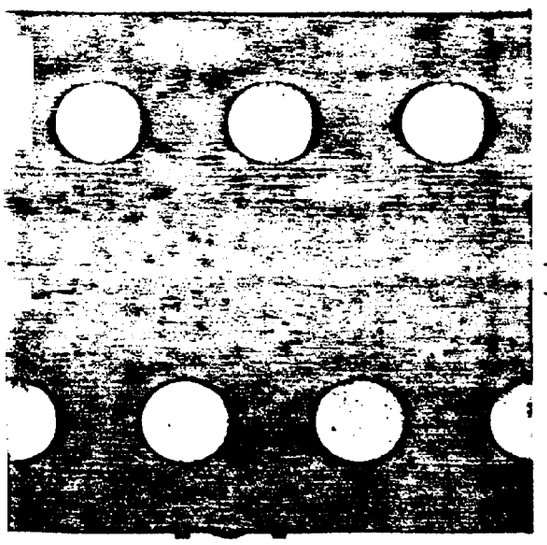
RECEIVED OF _____

FOR _____

BOOK 9699 PG 97

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	70000.00
MAMT	70000.00
CON TX	259.00
MOR TX	78.20
PRFEE	1.00
MISC	24.00
TOTAL	362.20
CHECK	362.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/95 01 13:54 0001 0655

0069560
IDENTIF. ↑ REFERENCE

JUN 13 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919905