INSTALLMENT DEED

From James Lamont Fuqua To Smith Brothers Funeral Directors (Henry L. Smith and Melvin J. Smith)	This instrument prepared by: T. C. Jones Real Estate 210 25th Ave. North Nashville, TN 37203

Address new owner as follows:	Send tax bills to:	Map-Parcel numbers
Smith Brothers Funeral Directors	Same	Map 58-16
706 Monroe Street		Parcel 41
Nashville, Tn 37208		

0151918 IDENTIFICATION PICK-UP 96 FEB 20 PM 3:00 CLERK & MASTER DAVIDSON COUNTY, TN.

BOOK 9952 PG 407

State of Tennessee}
County of Davidson}
The actual consideration or value, whichever is greater, for this transfer is $23,000.00

affiant

Subscribed and sworn to before me, this the 20th day of February, 1996.

Notary Public
My commission expires:
10/10/96
(affix seal)

For and in consideration of the sum of twenty three thousand dollars ($23,000) of which $2,000 has been paid in cash by the grantee hereinafter named, and for the remainder the said grantee has executed their promissory note in the principal sum of $21,000, bearing interest at 8.5 % per annum, payable to the order of James Lamont Fugua in monthly installments of $275 each, commencing April 1, 1996, and continuing for five years, at which time principal balance becomes due and payable. A late charge of $15.00 will be charged and paid on any monthly payment due and not paid on or before 10 days after due date. Taxes for current year to be paid by grantee (buyer). Amortization schedule furnished to grantee.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $21,000.

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

I, James Lamont Fugua, hereinafter called the grantor have this day bargained and sold, and do hereby convey unto Henry L. Smith and Melvin J. Smith, hereinafter called grantees, their heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

(over)

Being Lot No. 17 of Block BB, on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County. Said Lot No. 17 fronts 75 feet on the northerly side of Meadow Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Lamont Fuqua by deed of record in Book 6244, page 141, R.O.D.C., Tennessee.

This is improved property known as 4018 Meadow Road, Nashville, TN 37218.

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. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current year's taxes which are to be paid by the grantees (buyer).

I do further covenant and bind myself, my 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 me in hand paid, we the said grantees herein do hereby transfer and convey unto Robert Spann, Trustee, his successors and assigns, the real estate herein described, with the appurtenances, estate title and interest thereto belonging, for the purpose aforesaid only.

Grantees herein named agree to pay taxes when due and keep property insured for amount of principal balance due grantor.

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In witness whereof, we, the said grantor and grantees, have hereunto set our hands this the 20th day of February, 1996.

James LaMonte Fuqua

Henry L. Smith

Melvin J. Smith

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Lamont Fuqua, Henry L. Smith and Melvin J. Smith the bargainors, with whom I am personally acquainted,) and who acknowledged that they executed the within instrument for the purposes therein contained.

10th day of February, 1996.

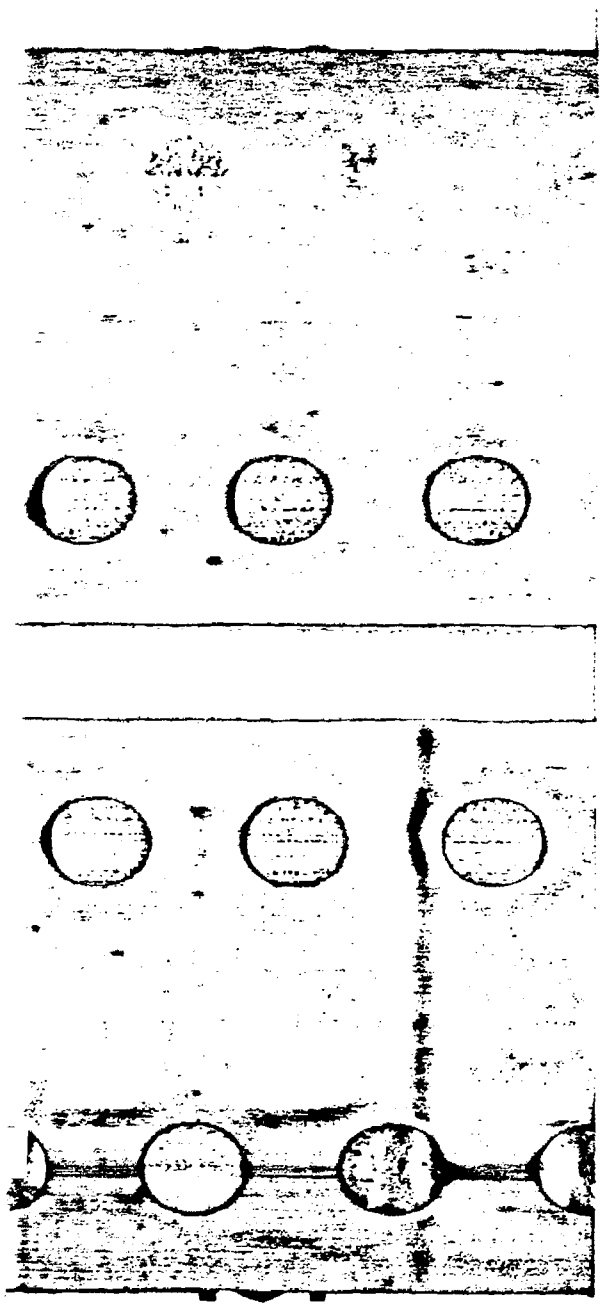
Commission Expires 10/10/96

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas C Jones
Notary Public

TRUSTEE'S ADDRESS-
NASHVILLE, TN.

02/20 0101 03 CHECK 115.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9952 PG 409

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 23000.00
MAMT 21000.00
CON TX 85.10
MOR TX 21.85
PRFEE 1.00
WDEED 8.00
TOTAL 115.95
CHECK 115.95

02/20/96 01 15:06 0001 9617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151948
IDENTIF. # REFERENCE

96 FEB 20 PM 3:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1007795