William B. Owens
Nashville, Tn.

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark F. and Patricia A. Sanicola	Same	Map 128-15-0
(NAME:) 881 Stirrup Drive	(NAME:)	Parcel 006
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One hundred fifteen thousand five hundred ($115,500.00) *Dollars,*
of which -0- zero *Dollars, ha.* been paid in cash,
the receipt of which is hereby acknowledged, and for the remainder. One hundred fifteen thousand five hundred ($115,500.00) *Dollars,*
Plus an additional loan of four thousand five hundred ($4,500.00) Dollars, the undersigned MARK F. SANICOLA and wife, PATRICIA A. SANICOLA *have* we *executed*
a promissory note of even date in the amount of one hundred twenty thousand ($120,000.00) dollars due on or before March 15, 2001 which note provides for monthly installments of interest at the rate of nine (9%) percent per annum as provided therein. The note provides that this property may not be sold or transferred without the consent of the noteholder and any attempted transfer shall cause the principal balance together with accrued interest to become immediately due and payable. The note also provides

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~~and providing~~ *for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,* WILLIAM B. OWEN AND WIFE JEAN M. OWEN
have this day bargained and sold, and do hereby transfer and convey unto the said MARK F. SANICOLA AND WIFE PATRICIA A. SANICOLA
certain real estate in Davidson County, Tennessee, as follows: their *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 343 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

Said Lot No. 343 fronts 103.0 feet on the westerly margin of Stirrup Drive and extends back 346.3 feet on the northerly line and 357.8 feet on the southerly line to a dead line in the rear, measuring 87.95 feet thereon. Being the same property conveyed to William B. Owen and wife Jean M. Owen by Trustee's Deed from Charles Child Substitute dated August 28, 1992, of record in Book 8735, page 945 RODC; and said Charles Child was appointed Substituted Trustee by instrument of record in Book 8755, page 912 RODC; and being the same property conveyed to Philip Michael Huether by Quit-Claim Deed recorded in Book 7054, page 214, in the Register's Office of Davidson County, Tennessee.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 120,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $115,500.00

Subscribed and sworn to before me, this the 26 day of March 19 96

William B. Owen
Affiant

My commission expires: 9/27/97
(Affix Seal)

Bonnie L. Holden
Notary Public

This is improved (X) unimproved ( ) property, known as 881 Stirrup Drive (House Number) (Street) Nashville, TN 37221 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mark F. Sanicola and wife, Patricia A. Sanicola, their *(successors), 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.* except for easements, encumberances of record and taxes for 1996.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mark F. Sanicola and wife Patricia A. Sanicola, their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Mark F. Sanicola and wife Patricia A. Sanicola *hereinafter referred to as trustors, hereby transfer and convey unto* William R. O'Bryan, Jr. *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $ 110,000.00 *, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

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

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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.

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2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

Witness our *hand* s *this* 30 *day of* April, *1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* Intending the same to be effective as of March 15, 1996.

William B. Owen

Jean M. Owen

Mark F. Sanicola

Patricia A. Sanicola

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bonnie L. Holden, *a Notary Public in and for said County and State,* William B. Owen and wife Jean M. Owen and Mark F. Sanicola and wife Patricia A. Sanicola

the within named 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 Brentwood, *Tennessee, this* 30 *day of* April, *19* 96.

Bonnie L. Holden, *Notary Public*

BONNIE L. HOLDEN NOTARY PUBLIC LAGE DAVIDSON

Commission expires 9/27/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ~~Bonnie L. Holden~~, *a Notary Public of the State and County aforesaid, personally appeared* ~~Mark F. Sanicola and Patricia A. Sanicola~~ *with whom I am personally acquainted, and who, upon oath, acknowledged* ~~them selves~~ *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 .....

INSTALLMENT DEED

FROM

William B. Owen and wife

Jean M. Owen

TO

Mark F. Sanicola and wife

Patricia A. Sanicola

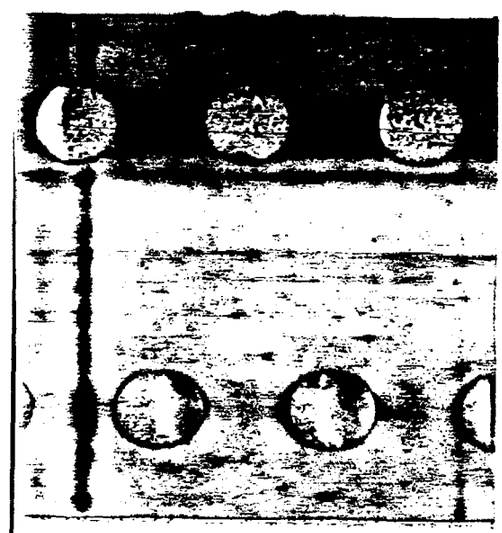
FILED
96 MAY -1 PM 2:09
FELIX Z. VIA, SOUTH REGISTER
DAVIDSON COUNTY, TN.

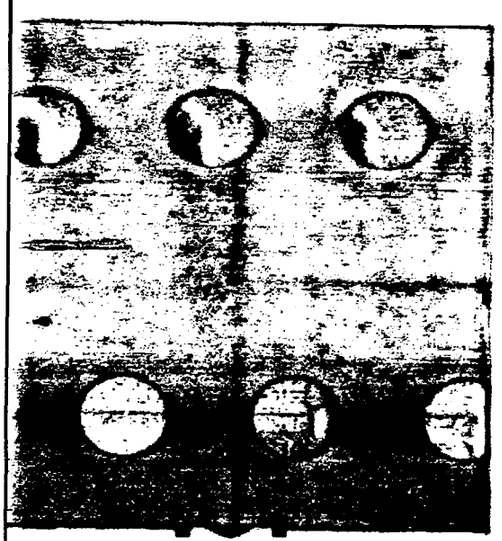
IDENTIF. ▲ REFERENCE

0177163

$652.35/574.05 TAX CHECK 572.35

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





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

RECEIVED OF _____

FOR _____

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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	
				115500.00
			MAMT	
				120000.00
			CON TX	427.35
			CON TX	135.70
			PRFEE	1.00
			WDEED	8.00
			VOID	
			CON TX	135.70-
			MOR TX	135.70
			TOTAL	572.05
			CHECK	572.05
		05/01/96	01	14:13 0001 6603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ▲ REFERENCE 0177163

96 MAY -1 PM 2:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034640