This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM Diane D. Haviland, et ux, etal

TO Ralph E. Nevels, et ux

For draftsman's use

This instrument was prepared by:
Lucien Dale, Attorney
121 30th Ave. South
Nashville, Tn. 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Nevels, et ux (NAME)	(NAME)	071-08-0
2005 Jones Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	189.00
Nashville Tn 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

BOOK 10446 PG 118

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 55.000.00.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 56,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 97.

Margie DeMoss
Notary Public

MY COMMISSION EXPIRES: 11/27/99
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ($56,000.00)
Fifty-six thousand and No/100---------- **DOLLARS**
of which $ 1,000.00 **has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees**

The Grantees, Ralph E. Nevels and wife, Pamela Nevels have this day executed an Installment note payable to Grantors in the amount of $55,000.00 (Fifty-five thousand and No/100 Dollars) with interest of eleven per cent per annum (11%). All payments are first to be applies to interest, and remainder to reduction in principal. The payments for eight (8) months of 1997 will be Five hundred fifty and No/100 Dollars ($550.00); Thence on each December 1st, an additional payment of Fifteen hundred and No/100 Dollars ($1,500.00) shall be paid to reduce principal, if no outstanding interest is accummulated by missed installments. Beginning on January 1st, the monthly payments shall be Five hundred and No/100 ($500.00) monthly for 180 months, together with a Fifteen Hundred Dollars and No/100 ($1,500.00) payment on each December 1st. On December 1st, 2013, the final payment is due, and the installment will be paid in the amount of $1,000.00 (One thousand and No/100 Dollars) Notes will be considered delinquent on the 10th day of any month due, and a late fee of $25.00 will be charged to said note. All notes will be paid as directed by Claudine M. Dale, Trustee at the Sun Trust Bank of Nashville. Additional payments of Five hundred Dollars or more to reduce principal. The total amount of payment on this encumbrance is $109,992.77. (Principal $55,000.00;--with interest of $54,992.77.)

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,

We, Diane D. Haviland and husband, Randal L. Haviland and Deborah D. Carter and husband, Rodney J. Carter, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Ralph E. Nevels and wife, Pamela Nevels herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Being Lot No. 60 on the Plan of Joywood Heights Subdivision, Section One, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Deborah D. Carter and Diane D. Haviland, as joint tenants by deed from Rich Greene and Angela Renae Cates, jointly, and as Tenants in Common, as of record in Book 9584, Page 973, RODC, Tn

This is improved (XX) unimproved property, known as 2005 Jones Avenue, Nashville, Tn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 represenatives, 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.

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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 Lucien Dale, Nashville, Tn 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 $ indebtedness 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, 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 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 26th day of April 19 97

Ralph E. Neuls
Pamela Nevels

Diane D. Haviland
Diane D. Haviland
Randal L. Haviland
Randall Haviland
Deborah D. Carter
Deborah D. Carter
Rodney J. Carter
Rodney J. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8359 05/07 0101 03CHECK 277.15

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Diane D. Haviland & husband, Randal L. Haviland and Deborah D. Carter and husband, Rodney J. Carter

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 19 97.

Margie DeMord Notary Public

Commission expires 11/27/99

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, (or proved to me on the basis of satisfactory evidence), 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 _____.

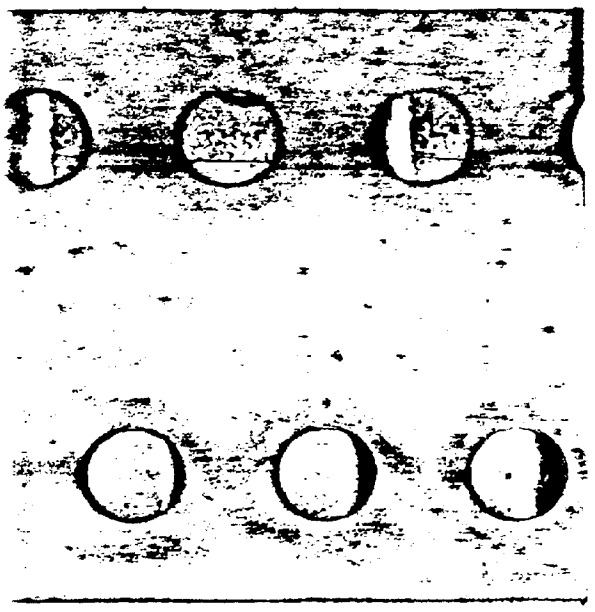
Witness my hand and seal, at office in _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

RECORDERS MEMO
ITING, TYPING OR PRINTING IN

IDENTIF. & REFERENCE 03024487
97 MAY -7 PM 12:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

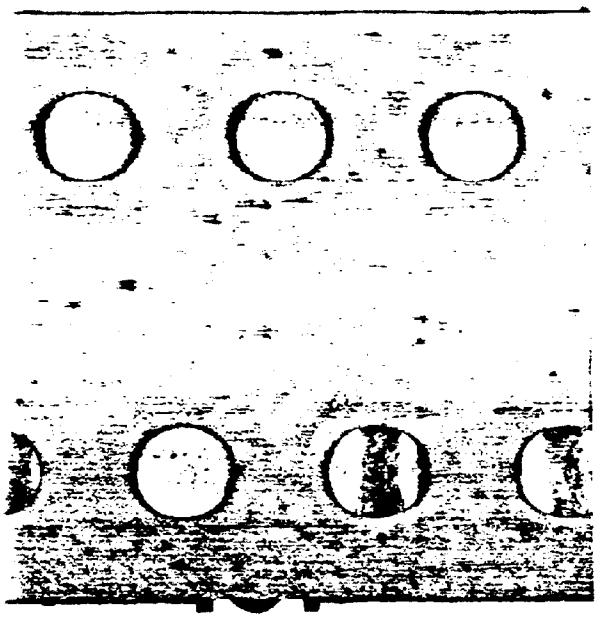
RECEIVED OF _____

FOR _____

BOOK 10446 PG 120

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	56000.00
MAMT	55000.00
CON TX	207.20
MOR TX	60.95
PRFEE	1.00
WDEED	8.00
TOTAL	277.15
CHECK	277.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/07/97 01 1:35P 0001 B359

0302487

IDENTIF. ↑ REFERENCE

97 MAY -7 PM 12:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148418