This instrument prepared by:
W. Ovid Collins, Jr.
P.O. Box 190695
Nashville, TN 37219

Maximum amount of indebtedness of this instrument is $60,000.

Installment Deed

BOOK 10848 PG 117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Peter N. Donets	Same	Tract II-Map 83-10
(NAME:) 414 Rudolph Street	(NAME:)	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS)	23W-15635
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty Thousand *Dollars, of which* Ten *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Sixty Thousand *Dollars,* Peter N. Donets and wife Vicki G. Donets *have executed*

their promissory note payable to the order of Annie B. Norton in the sum of $60,000.00 payable with interest at the rate of 6.5% per annum in 240 installments of $444.93 each commencing on or before the 5th day of May, 1998 and continuing thereafter on the 5th day of each succeeding month until paid in full.

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, I ANNIE B. NORTON, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Peter N. Donets and wife Vicki G. Donets *the Grantees herein, their ~~(successors)~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 244, the northerly 5 feet of lot No. 243 and the southerly 10 feet of the easterly 123.5 feet of lot No. 245 on the Plan of McEwen Place, as of record in book 332, page 133, Register's Office for said County, described as follows:

Beginning on the westerly margin of Rudolph Street 110 feet south of the southerly margin of McEwen Avenue; thence westwardly 123.5 feet to the northeast corner of the property conveyed to J.T. Bomar and wife by deed from W. Parker Clendening and wife, of record in book 1641, page 45, said Register's office; thence with said Bomar's easterly line, southwardly 10 feet to Bomar's southeast corner; thence with said Bomars southerly line, westerly 12 feet to the corner of lots Nos. 244, 245, 252 and 253; thence southwardly 35 feet; thence eastwardly 135.5 feet to the westerly margin of said Rudolph Street; thence with same, northwardly 45 feet to the beginning.

Being the same property conveyed to Annie B. Norton by Quitclaim Deed dated June 16, 1997 of record in Book 10619, page 182, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 26th day of July, 1998

W. Ovid Collins
Affiant

My commission expires: 11-25-2000 (Affix Seal)

Stacy Mayfield
Notary Public

This is unimproved (unimproved) property, known as 414 Rudolph Street, Nashville, Tennessee, 37206
(House Number) (Street) 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 Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, 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 installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto Blakeley D. Matthews *, 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 $,

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.

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.

BOOK 10848 PG 118

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.

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 Register's 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.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 20th day of March, 1998.

0415063
IDENTIF. ↑ REFERENCE

98 MAR 20 PM 3:38
CLK & MST
DAVIDSON COUNTY, TN.

PICK-UP

Annie B. Norton
Annie B. Norton, Grantor

Peter N. Donets
Peter N. Donets, Grantee/Trustor

Vicki G. Donets
Vicki G. Donets, Grantee/Trustor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, STACY MORRFIELD, *a Notary Public in and for said County and State,* Annie B. Norton,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE *Tennessee, this* 20th *day of* March, *19* 98.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Stacy Morrfield *Notary Public*

Commission expires 11-25-98

BOOK 10848 PG 119

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, STACY MOREFIELD, *a Notary Public in and for said County and State,* Peter N. Donets and Vicki G. Donets

the within named bargainor, 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 NASHVILLE, TN

this 20th *day of* March, *19* 98

Stacy Morefield *Notary Public*

Commission expires 11-25-2000

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, 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 .....

INSTALLMENT DEED

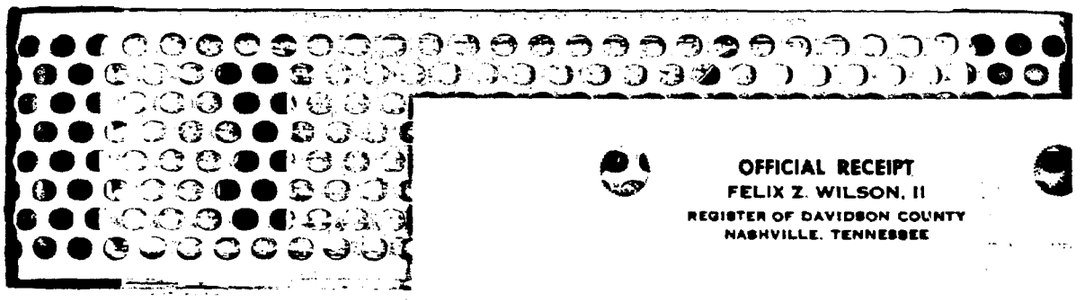
FROM

TO

8895 03/20 0101 03CHECK 301.70

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627



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

RECEIVED OF _____

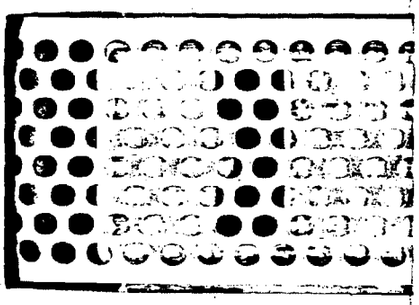
FOR _____

BOOK 10848 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 60000.00
MAMT 60000.00
CON TX 2.22
VOID
CON TX 2.22-
CON TX 222.00
MOR TX 66.70
PRFEE 1.00
~~UDCFD 12.00~~
~~TOTAL 301.70~~
CHECK 301.70
03/20/98 01 15:37 0001 8895



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR 20 PM 3:32

DAVIDSON COUNTY, TN

04 15063
IDENTIF. # REFERENCE

No. 1269237