This deed prepared by:
Dennis Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

The maximum principal indebtedness secured hereby under any contingency is $79,000.00

INSTALLMENT DEED BOOK 11071 PAGE 744

Address new owner as:
Barbara Bock
1200 Blackfoot Court
Madison, Tennessee 37115

Send tax bills to:
Same

Map Parcel
Map 52-8
Par 40

FOR AND IN CONSIDERATION of the sum of Ninety Thousand ($90,000.00) And No/100 Dollars, of which Eleven Thousand ($11,000.00) And No/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Seventy Nine Thousand ($79,000.00) And No/100 Dollars, Barbara Bock and husband, Jack D. Bock, have assumed and agreed to pay a mortgage balance of Three Thousand, Nine Hundred ($3,900.00) And No/100 Dollars, and have executed their promissory note in the principal amount of Seventy Five Thousand, One Hundred ($75,100.00) And No/100 Dollars, payable to the order of Andrew S. Bodnar and wife, Lydia Bodnar, according to the terms and conditions therein contained and providing for payment of attorney's fees, a lien is expressly retained on the land herein conveyed, we, Andrew S. Bodnar and wife, Lydia Bodnar, have this day bargained and sold, and do hereby transfer and convey unto the said Barbara Bock and husband, Jack D. Bock, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 54 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said county.
>
> Said Lot. No. 54 fronts 39.6 feet along the westerly margin of Blackfoot Court and runs back 136.6 feet on the northerly line and 154.3 feet on the southerly line to a line in the rear measuring 202.00 feet thereon.
>
> Being the same property conveyed to Andrew S. Bodnar and wife, Lydia Bodnar, by deed from Fred M. Vandiver and wife, Julia C. Vandiver, as of record in Book 4855, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as 1200 Blackfoot Court, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Barbara Bock and husband, Jack D. Bock, their heirs and assigns forever. We covenant that we are lawfully seized and

possessed 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 Barbara Bock and husband, Jack D. Bock, 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 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, we, Barbara Bock and husband, Jack D. Bock, hereinafter referred to as trustors, hereby transfer and convey unto John Lowe, Trustee, a resident of Davidson County, Tennessee, his successors and assigns, the real hereinabove described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

> To secure to Andrew S. Bodnar and wife, Lydia Bodnar, the payment of one note, of even date herewith, in the original principal amount of Seventy Five Thousand, One Hundred ($75,100.00) And No/100 Dollars, together with interest thereon, and any extensions, modifications and/or renewals thereof and any notes given in payment of any such principal and/or interest.

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 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 the lawfuL owner of said indebtedness as his interest may appear.

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 12 percent interest from the date of payment and shall 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 or 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 Courthouse in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, whether statutory or otherwise (including, without limitation, those rights

of redemption contained in Tennessee Code Annotated §66-8-101, *et seq.*, as amended), 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:

First: 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.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: 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

ing 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.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 11 day of August, 1998.

Andrew S. Bodnar
ANDREW S. BODNAR

Lydia Bodnar
LYDIA BODNAR

Jack D. Bock
JACK D. BOCK

Barbara B. Bock
BARBARA BOCK

BOOK 11071 PAGE 748

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3568 08/19 0101 03CHECK 444.55

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew S. Bodnar and wife, Lydia Bodnar and Barbara Bock and husband, Jack D. Bock, the within named 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 MADISON, Tennessee, this 11 day of August, 1998.

Eric L. Lotch
NOTARY PUBLIC
My commission expires Jan. 23, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

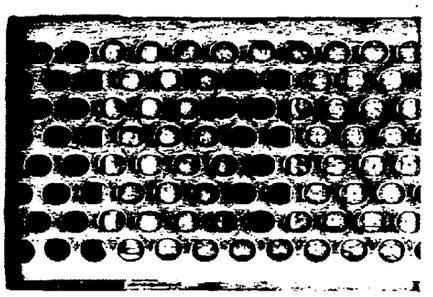
PICK-UP

Barbara B. Bock
AFFIANT

98 AUG 19 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
047710

Subscribed and sworn to before me this 11 day of August, 1998.

Eric L. Lotch
NOTARY PUBLIC
My commission expires Jan. 23, 2002



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

RECEIVED OF _____

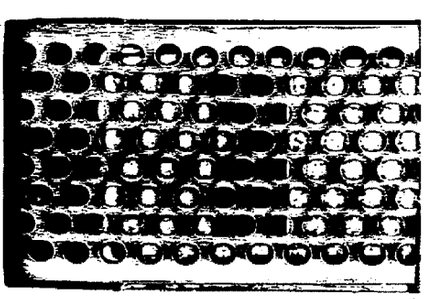
FOR _____

BOOK 11071 PAGE 749

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 90000.00
				MAMT 79000.00
				CON TX 333.00
				MOR TX 88.55
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 444.55
				CHECK 444.55
			08/19/98 01	08:55 0001 8868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476710
IDENTIF. # REFERENCE

98 AUG 19 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334375