ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRACE RUSSELL STEWART ELLEN RUSSELL JACOBSON (NAME)	% ELLEN RUSSELL JACOBSON (NAME)	78-012
703 LYNNBROOK RD (STREET ADDRESS OR ROUTE NUMBER)	703 LYNNBROOK RD (STREET ADDRESS)	
NASHVILLE TN 37215 (CITY) (STATE) (P. O. ZIP)	NASHVILLE TN 37215 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

ERIC V. YOUNGQUIST
3737 WEST END AVE #102
NASHVILLE TN 37205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$200,000 Georgianna W. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: May 30, 2004
(AFFIX SEAL)

Davidson County DEEDINST
Recvd: 04/02/01 09:30 3pgs
Fees:15.00 Taxes:910.20

PICK-UP

20010402-0031113

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thousand and No/100 Dollars ($200,000.00), of which Fifty Thousand Dollars and No/100 ($50,000.00) have been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note of April 1, 2001, payable to Georgianna West Russell, or her order or her heirs, executors or assigns, in the principal sum of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00) plus interest on the unpaid principal from April 1, 2001, to be paid in monthly installments of Five thousand and No/100 Dollars ($5,000.00) beginning May 1, 2001, pursuant to the amortization schedule attached to said Note, until the entire indebtedness is paid in full, and providing for payment of attorney's fees, and to secure the payment of said Note, principal and interest, a lien is expressly retained on the land herein conveyed.

Effective April 1, 2001, Georgianna West Russell, hereinafter called the Grantor, has bargained and sold and does hereby transfer and convey unto Ellen Russell Jacobson and Grace Russell Stewart, herein called the Grantees, certain improved real property located on Cleeses Ferry Road in the 13th Civil District of Davidson County, TN, described according to a survey of Barge Waggoner, Sumner and Cannon, Engineers-Planners, dated March 9, 1978, as follows:

Beginning at a point in the center of Clees Ferry Road (also known as Cleeces Ferry Road), said point being the southeast corner of the property conveyed to William Keel, Jr. and wife, Lyla Mae Keel, of record in Book 2692, page 571, Register's Office for said County; thence, with center of said road and with Keel's east line north 2 degrees 45 minutes west 205.4 feet to a point; thence, leaving said road with a fence line south 86 degrees 05 minutes east 241.7 feet to the westerly margin of Old Hickory Boulevard; thence, with said margin south 3 degrees 20 minutes east 703.9 feet to a point; thence, with a curve to the left 507.89 feet to a point, said curve having a radius of 1940.0 feet, a central angle of 15 degrees 00 minutes, and a tangent distance of 255.41 feet; thence, continuing with said margin south 18 degrees 20 minutes east 735.3 feet to a point; thence, with a curve to the right 344.08 feet to a point, said curve having a radius of 1402.72 feet, a central angle of 14 degrees 03 minutes 15 seconds, and a tangent distance of 172.91 feet; thence, leaving said Old Hickory Boulevard with a fence line north 81 degrees 00 minutes west 733.9 feet to the c enter of said Clees Ferry Road (also known as Cleeces Ferry Road); thence, with the approximate center line of said road, north 04 degrees 48

minutes west 507.9 feet to a point; thence, north 01 degrees 18 minutes east 249.6 feet to a point; thence, north 10 degrees 08 minutes east 300.3 feet to a point; thence, north 02 degrees 29 minutes east 306.2 feet to a point; thence, north 02 degrees 59 minutes east 574.0 feet to the point of beginning.

Included in the above described tract of land, but specifically excluded therefrom is that portion of the property contained within the bounds of Cleeces Ferry Road and Old Hickory Boulevard.

Being the same property conveyed to Georgianna West Russell by deed from herself as Executrix under the will of Lucy B. West, said deed being of record in Book 9438, page 286, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4496 Cleeces Ferry Road, Nashville, TN 37218.

This conveyance is subject to any and all existing restrictions and easements of record.

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 as to existing restrictions and easements of record.

AND NOW, for the purpose of better and more effectively securing the payment of said Note and rendering unnecessary court proceedings for the enforcement of said Note in the event of non-payment as it matures as herein provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees do hereby transfer and convey unto Georgianna West Russell as Trustee, her successors and assigns, the real estate hereinbefore described, solely for the purpose stated above. Until the Note is fully paid, we the Grantees agree to keep all buildings on the property insured with some reliable fire insurance company or companies for at least $55,000.00/100, and to have the loss, if any, made payable on the policy to said Trustee for the benefit of the holder of said Note, 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 holder of said Note may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the Note when due, according to its terms, and reimburse the Trustee or holder of the Note for all sums expended hereunder, then this trust conveyance shall be of no further force or effect. In the event of default in any of the aforesaid obligations, and such default continues more than thirty days from notice thereof, then, at the option of the Trustee or holder of the Note, the entire principal and accrued interest and other sums owed shall become due and payable at once, and the Trustee or holder of the Note 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 by the grantees, and the said Trustee is authorized and empowered to execute and deliver a deed to the purchaser. The holder of the Note may bid at any sale under this conveyance. We agree that the Trustee may, at any time after default in the payment of the Note, 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:

First, to the payment of all costs, charges and expenses of executing this conveyance and enforcing the Note as herein provided, plus reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation that may arise on account of the execution of this conveyance, as well as the expenses of said litigation.

Second, to the payment of all taxes that may be unpaid on said property.

Third, to the payment of any outstanding principal or interest on the Note and reimbursement of all sums expended in the protection of said property, as herein provided.

GWR

The residue, if any, shall be paid to the grantees, their heirs, representatives or assigns.

Said Trustee shall execute this trust without being required to give bond, and she shall not be required to file any account or settlement in respect of her trusteeship.

IN WITNESS WHEREOF, we, the said grantor and grantees, have hereunto set our hands this the 30th day of March, 2001.

Georgianna West Russell
Georgianna West Russell, GRANTOR

Ellen Russell Jacobson
Ellen Russell Jacobson, GRANTEE

Grace Russell Stewart by
Grace Russell Stewart, GRANTEE, by
Ellen Russell Jacobson, Attorney-in-fact

Ellen Russell Jacobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and State, the within named GEORGIANNA WEST RUSSELL, the Grantor, and ELLEN RUSSELL JACOBSON, the Grantee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and they severally acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of March, 2001.

David W. Bolyard
NOTARY PUBLIC

My commission expires: May 30, 2004

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 150,000.00."

DAVID W. BOLYARD JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.