This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Melba Bernadine Reid

TO

LaSean Campbell

For draftsman's use

This instrument was prepared by:

Lucien Dale, Attorney
121 30th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaSean Campbell (NAME)	Same (NAME)	071-09-0
1600 Haynes Meade Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	017.0
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 24,000.00.

Davidson County DEEDINST
Recvd: 10/23/02 10:05 2pgs
Fees:13.00 Taxes:154.80

20021023-0129943

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 1/24/2005

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of thirty five thousand ($35,000.00) DOLLARS

of which $ 11,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

Has executed one promissory note of even date herewith in the amount of $24,000.00 payable at the rate of $2,000.00 per month beginning on the first day of September, 2002, and ending with the payment of $2,000.00 on the first day of August, 2003.

This is a non interest bearing note until after September 1, 2003, in which event if the note is not paid in full, the balance will bear interest at the rate of 8% per annum until paid in full.

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,

Melba Bernadine Reid

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto LaSean Campbell

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Haynes Meade, Section III, of record in Book 2854, page 136, Register's OFfice for said County, described as follows:

Beginning at a point in the southwesterly margin of Haynes Meade Circle, the common corner of Lots Nos. 17 and 18; thence south-westerly with the line between said two lots, 122.1 feet to a point in the northeasterly line of Haynes Meade, Section I; thence with teh northeasterly line of the same south 52°25' east 127.1 feet to a point in the northwesterly margin of Seminary Street; thence northeasterly with the margin of teh same 89.8 feet to the beginning of a curve; thence northwesterly around said curve 39.27 feet to a point in the southwesterly margin of said Haynes Meade Circle; thence northwesterly with the margin of the same 80.44 feet to the point of beginning.

Being the same property conveyed to Melba Bernadine Reid by Quitclaim Deed, (for the purpose of creating an estate in fee simple), from Lucien Dale, Trustee, dated, July 8, 2002, and of record in the Registers Office for Davidson County, Tennessee as document number 20020716-0085265.

This is unimproved ( ) improved (X) property, known as 1600 Haynes Meade Circle, 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.

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 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 $ 35,000.00 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 if we fail to do either, or to be 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 [illegible] 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 tenor and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no [illegible] failing to pay taxes, keep up repairs or keep said premises insured as herein provided [illegible] date of such payment this trust conveyance shall remain in full force [illegible] 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 no 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 _____ day of _____ 2002

Melba Bernadine Reid

Melba Bernadine Reid

LaSean Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me S Lynika Wilson, a Notary Public in and for said County and State, the within named Melba Bernadine Reid and LaSean Campbell

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 Davidson County Nashville, Tennessee, this 9th day of September, 2002.

S Lynika Wilson
Notary Public

Commission expires 1/29/2005

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 _____