Tax parcel No. 11D-33880

BOOK 4217 PAGE 120

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1008

Map. 42-12
Par. 70

FOR AND IN CONSIDERATION OF the sum of $10.00
TEN and no/100---------- DOLLARS
Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 19, 1967, executed by the grantors herein, payable to First Federal Savings & Loan Association, for the original sum of $10,000.00, with interest at 5-1/2% per annum and a 1% service fee per annum; principal, interest and service fee all payble $87.12 monthly, beginning July 1, 1967, and secured by a Deed of Trust of record in Book 4143, page 275, said Register's Office for Davidson County, Tennessee, and for the remainder the said grantees herein have executed their one joint principal note of even dated herewith, payable to William R. Stinnett and wife, Stella C. Stinnett, for the sum of $5,000.00, payable in annual installments of $1,000.00 each, for a period of five years, with interest at 6% per annum. Said note beginning one year from date.

C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

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,

WILLIAM R. STINNETT AND WIFE, STELLA C. STINNETT
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

SHARPCUT, INC., a Tennessee Corporation

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

Being part of Lot 1 on the Map of the Division of the Gee Lands, in Book 332, page 74, Register's Office for said County, and described partly according to a survey made by Harvey Gee, Surveyor, May 20, 1948,as follows:
BEGINNING on the easterly boundary line of the property conveyed to Leonard Davidson by deed from Howard K. Williamson, in Book 2014, page 381; said point being 133 feet south of the southerly margin of Williams Avenue; thence with the easterly boundary line of said DAvidson's property southwardly 167 feet to the northerly line of the property conveyed to J. T. Howell,Jr., Trustee, by deed from Randall Phillips and wife, in Book 3096, page 132, Register's Office; thence with said Howell's northerly line, eastwardly 112.16 feet; thence northwardly 167 feet to a point 133 feet south of the southerly margin of Williams Avenue; thence westwardly 115 feet, more or less to the beginning.
Also bonveyed herein is an easement for the use as a roadway and the right of ingress and egress of a 20-foot right of way extending north from the property in question to Williams Avenue.
Being the same property conveyed to William R. Stinnett, by deed from Harold Hornman and wife, et al, as of record in Book 4143, page 274, said Register's Office.

This being improved property located at 217 Williams Avenue, ~~Nashville~~ Madison, Tennessee.
~~Said tax statements to Charles B. Hemmer at 217 Williams Avenue, Nashville, Tennessee.~~
Mail tax statements to Sharpcut, Inc., P. O. Box 518, Madison, Tennessee, 37115.

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 seised 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 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 L. M. Nelson 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 insurable / Value 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 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, 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 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 28th day of Feb. 19 68

William R. Stinnett
WILLIAM R. STINNETT

Stella C. Stinnett
STELLA C. STINNETT

SHARPCUT, INC.

By: Charles B. Hemmer, President By: Jean Hemmer, Vice President

The actual consideration for this transfer or value of the property (whichever is greater) is $18,500.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles B. Hemmer

Sworn to and subscribed before me this 28th day of February, 1968.

My Commission expires:
My Commission Expires July 21, 1970

Jack W. Smith
NOTARY PUBLIC

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 48.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAR 6 1968

Personally appeared before me, JACK W. SMITH, a Notary Public in and for said County and State, the within named WILLIAM R. STINNETT AND WIFE, STELLA C. STINNETT the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

FELIX Z. WILSON II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Madison, Tennessee this 28th day of February, 1968.

Jack W. Smith
Notary Public

Commission Expires My Commission Expires July 21, 1970

STATE OF TENNESSEE
DAVIDSON County

Before me, JACK W. SMITH, a Notary Public within and for the State and County aforesaid, personally appeared Charles B. Hemmer and Jean Hemmer, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Vice President respectively of the Sharpcut, Inc. the within named bargainor, a corporation, and that they as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles B. Hemmer as such President and attesting the same by the said Jean Hemmer as such Vice President

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.00

MAR 6 1968

FELIX Z. WILSON II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand and official seal at office at Madison, Tennessee on this the 28th day of February 1968

Jack W. Smith
Notary Public

My commission expires My Commission Expires July 21, 1970

U 8194

INSTALLMENT DEED

FROM William R. Stinnett, ET UX

TO Sharpcut, Inc., A Tennessee Corporation

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this ____ day of ____ A. D. 19__ at ____ o'clock ____ M.,
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording Fee $ ____
By ____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.
County Register Dept. Reg.
MAR 6 11 36 AM 1968
RECORDING FEE $ 2.00
NOT. PUB. FEE $ .50
Published by 5375

TENNESSEE TITLE COMPANY
Nashville, Tenn.
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX