This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

RESIDENTIAL INVESTMENTS, INC.

TO

ROYAL PUBLISHERS, INC.

For draftsman's use

PREPARED BY JOHN G. DOAK
3rd NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royal Publishers, Inc. (NAME)	Same (NAME)	Map 96
405 7th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 8
Nashville, Tenn. 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 38897

IDENTIF. REFERENCE

APR 30 11 44 AM '69

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$75,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 1969

_____ Notary Public

MY COMMISSION EXPIRES: 22 Jul 69

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SEVENTY FIVE THOUSAND AND NO/100($75,000.00) DOLLARS

of which $21,000.00 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 an installment deed note, of even date, payable to the order of Residential Investments, Inc., in the principal amount of Fifty Four Thousand and no/100($54,000.00)Dollars and payable in Five (5) successive annual installments of Ten Thousand Eight Hundred and no/100($10,800.00)Dollars each plus interest at the rate of Six and one half(6.5%) per cent per annum on the unpaid principal balance; the first installment of principal and interest being due and payable one year from the date hereof and a like installment being due and payable on the same day of each succeeding year thereafter until the entire amount,both principal and interest, has been paid in full, with grantee to have the right to prepay, in full, at any time without penalty.

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 expresely retained on the land herein conveyed,

Residential Investments, Inc., a Tennessee Corporation,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Royal Publishers, Inc., a Tennessee Corporation, its successors and assigns,

herein called grantees, ~~the following described~~ certain real estate in Davidson County, Tennessee, as follows: Land in the 3rd, formerly the 2nd Civil District of said County, being described according to a survey by Alley&Brown, Consulting Engineers, dated 31 Jan. 1969, as follows:

Beginning at a point along a fence, 600.42 ft. in a Southerly direction from the Southerly margin of Elm Hill Pike and approximately 543 Ft. from the right-of-way of Donelson Pike; thence South 0° 19' East along said fence 347.8 ft. to a corner post; thence North 88° 28' West along a fence, 250.95 ft. to a corner post; thence South 0° 18' East along a fence, 299.43 ft. to an iron pin at a corner post; thence North 85° 39' West along a fence 298 ft. to an iron pin at a fence post in the Easterly right-of-way of a 20 Foot road; thence North 0° 15' West 1105.5 ft. to a point; thence along a curve to the right with a radius of 914.95 ft. and a delta of 16° 30', 263.49 ft. to a point; thence South 42°00' East, 187.92 ft. to a point; thence along a curve to the left with a radius of 994.95 ft. and a delta of 18°00', 312.55 ft. to the point of beginning and containing 9.214 acres; and being part of the same property conveyed to Residential Investments, Inc., by deed from Gilbert Rader and wife Elaine M. Rader, as of record in Book 4309 page 136, Registers Office for said County and State. Conveyance is subject to any necessary slope easements for construction of the proposed New Elm Hill Pike.

This is unimproved (X) improved ( ) property, known as _____ (House Number) _____ (Street) Donelson (P. O. Address: City or Town) 37214 (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 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 JOHN G. DOAK 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 $_____ 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 past 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 30 day of APRIL 19 69.

RESIDENTIAL INVESTMENTS, INC.,

BY: J. Brent Hurd
PRESIDENT

ROYAL PUBLISHERS, INC.,

BY: Sam Moore
PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR 30 CONV 75,000.00
APR 30 MORTG 54,000.00
APR 30 RSTAX B* 195.00
APR 30 S'TAX B* 52.00
APR 30 PRFEE B* .50
APR 30 MDEED B* 3.00 * 250.50

Personally appeared before me, ..., a Notary Public in and for said County and State, the ..... bargainor, with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19....

....., Notary Public.

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public of the State and County aforesaid, personally appeared J Brent Hurd and Sam Moore, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the presidents of the Residential Investments, Inc., and Royal Publishers, Inc, respectively the within named bargainor, corporations and that they as such respective Presidents, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the names of the corporations by themselves as respectively as such Presidents.

Witness my hand and seal, at office in Nashville Tennessee, this 30 day of April, 1969.

John H. Doak, Notary Public.

Commission expires 22 July 1969.