TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amprite Electrics Co., Inc. (NAME)	First American National Bank of Nashville (NAME)	W15-6230
(STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Street (STREET ADDRESS)	W15-6225
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Map, 93-15

Par. 135-136

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $1,000.00

ONE THOUSAND and no/100----------DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the 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 May 8, 1964, executed by Warren E. Atchison and wife, payable to First American National Bank of Nashville, for the original sum of $8,600.00, plus interest at 6% per annum, payable at the rate of $94.41 per month, for ten years, beginning June 15, 1964, and secured by a Deed of Trust of record in Book 3752, page 474, Register's Office of Davidson County, Tennessee, and for the remainder the said grantees herein have executed their one principal note of even date herewith, payable to Warren E. Atchison, for the sum of $7,000.00, payable in 84 even monthly installments of $105.00 per month, which payment includes principal and interest at 7% per annum, said payment to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the entire amount is paid in full.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ [illegible]

Subscribed and sworn to before me this 22nd day of June 1970

Deputy Register [illegible]

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.

WARREN E. ATCHISON

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

AMPRITE ELECTRIC CO., INC.

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

Being Lot No. 12 and the easterly 138 feet of Lot No. 13 on the Plan of James P. Clark's Subdivision of certain lots in the Barrow Grove Addition, as of record in Plan Book 1, page 98, Chancery Court at Nashville.
Said Lot No. 12 fronts 37 feet on the westerly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 210 feet to an alley.
Said part of Lot No. 13 fronts 43 feet on the westerly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines, with the northerly margin of Oak Street, 138 feet to a dead line.
Being the same property conveyed to Warren E. Atchison, by deed from William E. Buist, Jr., as Trustee, with full power, as of record in Book 3762, page 561, said Register's Office.

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

This is improved (X) unimproved ( ) property known as [illegible] (House Number) 5th Avenue South, (Street) Nashville, Tennessee (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 convenant 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 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 Truman S. Wrenne 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 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 15th day of June 19 70

Warren E. Atchison
WARREN E. ATCHISON

AMPRITE ELECTRIC CO., INC.
BY: Paul A Pickney
PAUL A. PICKNEY, PRESIDENT

JUN 22 70	CONV	12,000.00			
JUN 22 70	MORT'G	*7,000.00			
JUN 22 70	S'TAX		A*	31.20	
JUN 22 70	S'TAX		A*	5.00	
JUN 22 70	FEE		A*	.50	
JUN 22 70	W'DEED		A*	3.00	* 39.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ _____

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 19____

My commission expires _____ (Affix Seal)

Notary Public

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, Glen L Dunkers, a Notary Public in and for said County and State, the within named C. WARREN E. ATCHISON the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Salt Lake City, Utah this 20th day of June 19 70

Commission Expires June 15, 1973 Glen L Dunkers Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry B. Clark, a Notary Public of the State and County aforesaid, personally appeared Paul A. Pickney, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Amprite Electric Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 22nd day of June 19 70

Commission Expires Sept 26th 1971

Henry B. Clark
Notary Public

INSTALLMENT DEED
G-215767

FROM Warren E. Atchison
TO Amprite Electric Co., Inc.

A81340

IDENTIF. REFERENCE

JUN 22 1 34 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Paid

Henry B. Clark and Son
Realtors
SALES—APPRAISALS—RENTALS
INSURANCE
TELEPHONE AL 5-2721
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE