Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pana Productions, Inc.	Same	118-2-239.
(NAME:	(NAME:	
2600 Westwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37204.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and no/100 - - - - - ($20,000.00) - *Dollars,*

of which One Thousand Five Hundred and no/100 ($1,500.00) - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Eighteen Thousand Five Hundred and no/100 ($18,500.00) - *Dollars,*

Pana Productions, Inc., a Tennessee corporation, - *has executed*

its instaliment deed note, dated August 20, 1970, in the principal sum of $18.500.00, payable to the order of Ewing Clouse and wife, Maude H. Clouse, payable in monthly installments beginning September 20, 1970, in the sum of $115.00, with sum includes both interest and principal, interest at rate of 7% per annum, said installments to continue for a period of 10 years, at which time the entire balance of said note will be due and payable. Payments to be applied monthly, first to interest, balance to principal. The maker of said note has the privilege of paying on the principal on or before any payment date. It is understood, however, that if not paid sooner, the monthly sum of $115.00 will run for a period of ten years, at which time the 'balloon' balance, or remainder, will be due and payable, (Monthly payments $115.00)
and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Ewing Clouse and wife, Maude H. Clouse, -

have this day bargained and sold, and do hereby transfer and convey unto the said Pana Productions, Inc., a Tennessee corporation, its successors - (~~XXXXXXXXXX~~ *and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 85 and the northerly 3 feet of Lot No. 84 on the Plan of George I.Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for said County, and described more particularly as follows:

Beginning at the northeast corner of Lot No. 85 on said plan, being the point of intersection of the southerly margin of Inverness Avenue, formerly Westwood Avenue, and the westerly margin of White Avenue, formerly Sixth Avenue South; thence southeasterly with said margin of White Avenue 53 feet to a point in the easterly line of Lot No. 84 on said plan, said point being the northeasterly corner of property conveyed to Ewing Clouse, Trustee, by deed of record in Book 1133, page 113, said Register's Office; thence with the northerly property line of said Ewing Clouse, Trustee, southwesterly 165 feet to a point in the easterly margin of an alley; thence northwesterly with the margin of said alley 53 feet to the outherly margin of Inverness Avenue; thence with the same easterly 165 feet to the point of beginning.

Being property devised to Ewing Clouse by the will of Mrs. Pearl Ewing Clouse, of record in Will Book 88, page 481, Office of the County Court Clerk of Davidson County, Tennessee.

By instrument of record in Book 1781, page 410, Register's Office for Davidson County, Tennessee, certain pipe lines designated as 'Clouse's two inch Franklin Pike pipe line' and 'Clouse's two inch Westwood Drive pipe line' were conveyed to the City of Nashville Waterorks Department, and this conveyance is made subject to that conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

_____ affiant.

Sworn to and subscribed before me this 11th day of Sept., 1970.

_____.
Notary Public.
My com. expires: May 15, 1973

This deed drafted by:
Harry G. Nichol, Atty.
200 Union Street
Nashville, Tenn., 37201.

This is improved ( ) unimproved ( ) property, known as vacant lot on White Ave., Nashville, Tenn., 37204.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Pana Productions, Inc., a Tennessee corporation, its successors (successors), *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.,* except 1970 taxes which have been pro rated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Pana Productions, Inc., a Tennessee corporation, *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Pana Productions, Inc., a corporation, *hereinafter referred to as trustors, hereby transfer and convey unto* Harry G. Nichol, Jr., *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 advice 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 20 *day of* August, *1970.*

Ewing Clouse.
Ewing Clouse.

Maude H. Clouse
Maude H. Clouse

PANA PRODUCTIONS, INC.,

By _____
President.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, *a Notary Public in and for said County and State,* Ewing Clouse and wife, Maude H. Clouse,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, Tenn., *Tennessee, this* 14 *day of* September, *1970.*

NOTARY PUBLIC DAVIDSON CO. TENN.

_____ *Notary Public*

Commission expires 8/3/73

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mae Hunnicutt, *a Notary Public of the State and County aforesaid, personally appeared* Edward Nipper *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Pana Productions, Inc., a Tennessee corporation, *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 corporatoin by* him *self as* President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, *this* 14th *day of* September, *19* 70

Mae Hunnicutt *Notary Public*

Commission expires May 15, 1973

INSTALLMENT DEED

FROM

EWING CLOUSE ET UX

TO

PANA PRODUCTIONS, INC.

Mail to:
Ewing Clouse et ux
2600 Franklin Pike
Nashville, Tenn., 37204.

A 90061

IDENTIF. REFERENCE

SEP 16 9 27 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

SEP 16 70	CONV	20,000.00				
SEP 16 70	MORT'G	18,500.00				
SEP 16 70	S'TAX		A*	52.00		
SEP 16 70	S'TAX		A*	16.50		
SEP 16 70	PR'FEE		A*	.50		
SEP 16 70	W'DEED		A*	6.00	*	75.00