INSTALLMENT DEED Prepared by Paul G. Blankenship, Atty. 3311 Gallatin Rd. Nashville, Tenn.

For and in Consideration of the sum of ($175,000.00)

One Hundred Seventy Five Thousand and - - - - - - - - - - - - - - 00/100 Dollars,

of which Fifty Thousand and 00/100 ($50,000.00) Dollars,

has been paid in cash by J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge

the receipt of which is hereby acknowledged, and for the remainder of $125,000.00

One Hundred Twenty Five Thousand and 00/100 ($125,000.00) Dollars,

the said J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge have executed an Installment Deed Note of even date herewith in the principal sum of One Hundred Twenty Five Thousand and 00/100 ($125,000.00) Dollars made payable to H. H. Richardson and wife, Eva Richardson payable in 120 monthly installments as follows: On the 1st day of September, 1971 the sum of One Thousand Four Hundred Fifty Two and 50/100 ($1,452.50) Dollars and on the 1st day of each succeeding month the sum of One Thousand Four Hundred Fifty Two and 50/100 ($1,452.50) Dollars, the last installment for the sum of One Thousand Two Hundred Fifty Four and 49/100 ($1,254.49) Dollars being due on the 1st day of August, 1981. The Installments include interest at the rate of Seven percent (7%)

all of said notes bearing Seven per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, H. H. Richardson and wife Eva Richardson

have this day bargained and sold, and do hereby transfer and convey unto the said J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Martin Land, as of record in Minute Book "W", page 90, County Court for said County, and also a tract marked H. H. Richardson on the Plan of Richardson Subdivision, Block "A", of record in Book 2133, page 2, Register's Office for said County, described as follows,

BEGINNING at a point in the north margin of West Kirkland Avenue, formerly Richardson Avenue at the southwest corner of the tract sold to C. E. Feldkircher of record in Book 1682, page 623, Register's Office for Davidson County, Tennessee; thence with the west line of Feldkirchers' land North 9° 15' West 669.0 feet to a point at the northwest corner of the Feldkircher's land, and to railroad fence line of the L & N R.R.; thence with said line North 86° 00' West 475.5 feet to another fence line of said railroad; thence with a curve to the right having a radius of 2010.1 feet, southwestwardly 231.0 feet to a point at the northwest corner of the property conveyed to D. L. Jensen, of record in Book 1679, page 572, Register's Office for Davidson County, Tennessee; thence with Jensen's north line, South 79° 50' East 126.7 feet to a point in the west line of the property conveyed to W. E. Donlon of record in Book 1681, page 454, Register's Office for Davidson County, Tennessee; thence with said line, North 4° 00' East 6.8 feet to the northwest corner of the Donlon property; thence with Donlon's north line, South 86° 00' East 100.0 feet to a point, Donlon's northeast corner; thence with Donlon's east line, South 4° 00' West 425.0 feet to a point in the north margin of West Kirkland Avenue, formerly Richardson Avenue; thence with the margin of same, eastwardly 480.0 feet to the point of the beginning.

BEING part of the same property conveyed to H. H. Richardson by deed from T. V. Ellis and wife, of record in Book 1316, page 371, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, know as West Kirkland Avenue Nashville, Tenn. 37216
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge 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 our heirs and representatives, to warrant and forever defend the title to said real estate to said J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge 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 J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge

do hereby transfer and convey unto A. H. Johnson Sr., 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 J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge

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 $ 150,000.00 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 interst 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 J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge 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; if 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 trust 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 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 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 J. F. Crane; J. J. Crane; W. C. McCord &Neil Edge 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 A. H. Johnson Sr., Trustee, shall be vested in said successor.

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 H. H. Richardson and wife, Eva Richardson and J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge hereunto set our hands at Nashville, Tennessee, this the 2nd day of June 1971

H. H. Richardson
Eva Richardson
(Sellers)

J. F. Crane
J. J. Crane
W. C. McCord
Neil Edge
(Buyers)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named H. H. Richardson and wife, Eva Richardson, sellers and J. F. Crane; J. J. Crane; W. C. McCord and Neil Edge, buyers

the bargainors, 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 Tennessee, this 2nd day of June, 1971

Paul G. Blankenship, Notary Public.

Commission Expires October 28, 1972

STATE OF _____
_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____ this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ....., with whom I personally acquainted, 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 .....

(over for additional acknowledgements)

JUN-3E	CONV	*	.00	175,000.00		
JUN-3E	MORT'G	*	.00	125,000.00		
JUN-3E	S'TAX			A*	455.00	
JUN-3E	S'TAX			A*	123.00	
JUN-3E	PR'FEE			A*	.50	
JUN-3E	W'DEED			A*	6.00	* 584.50

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 17252

IDENTIF. REFERENCE

JUN 3 9 26 AM '71

FELIX 2. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. F. Crane Et Al	J. F. Crane Et Al	Map 72-2
(NAME) 3214 Gallatin Road	(NAME) 3214 Gallatin Road	Parcel 53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Nashville, Tennessee 37216	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty.
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 175,000.00 J. F. Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1971

Paul G. Blankenship
Notary Public

MY COMMISSION EXPIRES: October 28, 1972

(AFFIX SEAL)