This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

MILDRED N. BATSON

TO

BROOKS PRINTING AND OFFICE SUPPLY CO., INC.

For draftsman's use

PREPARED BY:
Mr. Dodson Batson, Attorney
Pettus Road
Box 394
Antioch, Tennessee.

BOOK 4572 PAGE 284

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BROOKS PRINTING AND OFFICE SUPPLY, INC. (NAME)	SAME (NAME)	Map 105 Par. 207-209
1501 - 12th Ave S. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 26 3 51 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 4 6 4 5 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1972.

Notary Public

MY COMMISSION EXPIRES: October 30, 1973

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ----------($40,000.00)----------

FORTY THOUSAND AND NO/100----------DOLLARS

of which $ 8,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed one note of even date herewith in the principal amount of $32,000.00, payable to the order of Mildred N. Batson, in monthly installments of $379.85 each, the first of which is due and payable on the 26th day of February, 1972, and thereafter a like amount on the 26th day of each succeeding month thereafter and the remaining balance of said principal sum of the 26th day of January, 1982. Said payments to be applied first to payment of interest at the rate of 7 1/2% per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full.

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,

Mildred N. Batson

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

Brooks Printing and Office Supply Co., Inc.

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

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of James O. Allen and Martha S. Allen's Addition, to Nashville, as of record in Book 79, page 595, Register's Office for Davidson County, Tennessee, more particularly described as follows:

FRONTING 105 1/2 ft. on the westerly side of 12th Avenue South, as widened, and runs back on the northerly line with the southerly margin of Wade Street 170 ft., and on the southerly line with the dividing line between Lots Nos. 1 and 2 in said Subdivision 145 1/2 ft. to a dead line the same being the easterly line of the property conveyed to Sam Garfinkle by deed from Bessie Overall Wooten, et al, of record in Book 1684, page 127, said Register's Office, on which it measures 100 ft.

BEING the same property conveyed to John H. Batson and wife, Mildred N. Batson, by deed from Emma Batson and husband, Dodson Batson, of record in Book 2272, page 613, Register's Office for Davidson County, Tennessee. The said John H. Batson having since died.

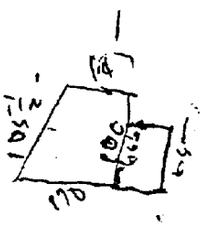
TRACT 2: Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of James O. Allen and Martha Allen, as of record in Book 79, page 595, Register's Office for Davidson county, Tennessee.

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BEGINNING at a point in the southerly margin of Wade Avenue, the same being a common corner of the property of John H. Batson et ux and Ida B. Claybrooks; thence with the dividing line between Batson and Claybrook, southwardly 66.5 feet to a point in Claybrook's south boundary; thence with Claybrook's south boundary line westwardly 70 feet to a point; thence northwardly parallel with Batson's west boundary 66.5 feet to a point in the southerly margin of Wade Avenue; thence with the southerly margin of Wade Avenue, eastwardly 70 feet to the point of beginning.
BEING the same property conveyed to John H. Batson and wife, Mildred N. Batson, by deed from Ida B. Claybrooks, of record in Book 3099, page 357, Register's Office for Davidson County, Tennessee. The said John H. Batson having since died.

1972 taxes to be pro-rated.

This is improved property.



BROOKS REALTY
& CONSTRUCTION Co.
17th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698

JAN26 72	CONV	40,000.00			
JAN26 72	MORT'G	32,000.00			
JAN26 72	S'TAX		A*	104.00	
JAN26 72	S'TAX		A*	30.00	
JAN26 72	PR'FEE		A*	.50	
JAN26 72	W'DEED		A*	6.00	* 140.50

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 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 Dodson, Batson 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 26th day of January 19 72

Mildred N. Batson

Mildred N. Batson

BROOKS PRINTING AND OFFICE SUPPLY CO., INC.

BY: Luther W. Brooks
President

ATTEST: Artie G. Brooks
Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Artie G. Brooks the undersigned, a Notary Public in and for said County and State, the within named Mildred N. Batson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 26th day of January, 19 72.

Mrs Artie G. Brooks, Notary Public.

Commission expires October 30, 1973.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned Mrs. Artie G. Brooks, a Notary Public of the State and County aforesaid, personally appeared Luther W. Brooks, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Brooks Printing and Office Supply 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, Tennessee this 26th day of January, 19 72

Mrs Artie G. Brooks, Notary Public.

Commission expires October 30, 1973.