This instrument prepared by Luther E. Cantrell, Jr., Attorney, 620 J. C. Bradford Building, Nashville, Tennessee, 37219.

INSTALLMENT DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	MAP-Parcel Numbers:
Yancy Leather, Inc. 626 Main Street Nashville, Tennessee	Yancy Leather, Inc. 626 Main Street Nashville, Tennessee	82-16 33 pw

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For and in consideration of the sum of Eighty-Five Thousand and No/100 Dollars, ($85,000.00) of which One Thousand Seven Hundred and No/100 Dollars, ($1,700.00) has been paid in cash, the receipt of which is hereby acknowledged and for the remaining Eighty-Three Thousand, Three Hundred and No/100 Dollars, ($83,300.00) Yancy Leather, Inc., by and through its officers have executed an installment deed note of even date, said note bearing interest at the rate of 8% per annum, with monthly payments of Six Hundred Eighty-Five and 55/100 Dollars ($685.55) per month to be paid, said payments to be made on or about the 15th day of the month, the first payment being due and payable on November 15, 1972, and payable for twenty years thereafter.

The said installment deed note may be prepaid by Grantees, at its option, deposit in a bank of the Grantees choice the amount equal to the principal balance then existing plus the difference between the then existing interest rate paid by that bank, plus the amount necessary to equal an 8% interest rate, said amount to be deposited in the name of the Grantors, at which time the Grantors shall release this lien on the property, it being the intent of the parties hereto that the Grantors shall continue to receive the sum of $685.55 per month for a period of twenty years, and said note providing for payment of attorney's fees, and to secure the payment of the said indebtedness, principal, interest and attorney's fees, a lien is expressly retained on the land herein conveyed, we, Henry J. Kile and wife, Mary Agnes Kile, have this day bargained and sold and do hereby transfer and convey unto the said Yancy Leather, Inc., its successors or assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lots number 13 and 14 on the Map of Blood's Addition to Edgefield, as of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

According to a copy of an unregistered survey made November 4, 1946, by E. R. Southgate,

Surveyor, said lots adjoin and front together 99 feet 11 inches on the southerly side of Main Street (there being an 8 inch shortage in the block of lots between Sixth Street and Seventh Street), and runs back between parallel lines 160 feet to an alley in the rear on which they measure 100 feet.

This being the same property conveyed to Henry J. Kile by deed of record in Book 1428, page 382, Register's Office for Davidson County, Tennessee.

This is improved property known as 624-28 Main Street, Nashville, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Yancy Leather, Inc., its successors and assigns forever, we covenant that we are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

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 Yancy Leather, Inc., hereinafter referred to as trustors, hereby transfer and convey unto Luther E. Cantrell, 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 $40,000.00, which is 80% of the value of said buildings, 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 effect 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 at 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 demands 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 in the amount to be paid shall bear interest at the lawful rate from the date of payment shall be and become a part of the indebtedness secured hereby.

Now if trustor shall pay the indebtedness aforesaid, when due, according to its terms and pay taxes, keep up the 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 to keep said premises insured or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee or lawful owners or 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 emplowered, upon giving thirty 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 Courthouse 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 the event 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 when 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.

Witness our hand this 9th day of Nov., 1972, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

Henry J. Kile

Henry J. Kile

x Mary Agnes Kile

Mary Agnes Kile

YANCY LEATHER, INC.

BY: Thomas J. Mounier

Title Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Luther E. Cantrell, Jr., a Notary Public in and for said County and State, Henry J. Kile and Mary Agnes Kile, the within named 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 9 day of November, 1972.

NOTARY PUBLIC

My Commission Expires:

5-1-74

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Luther E. Cantrell, Jr., a Notary Public of the State and County aforesaid, personally appeared Thomas J. Mounier with whom I am personally acquainted and who upon oath acknowledged himself to be V. Pres. of the Yancy Leather, Inc., the within named bargainor, a corporation, and that he as such V. Pres being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as V. Pres.

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Witness my hand and official seal at Nashville, Tennessee, this 9 day of Nov., 1972.

NOTARY PUBLIC

My Commission Expires:

5-1-76

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me this 9 day of Nov., 1972.

NOTARY PUBLIC

My Commission Expires: 5-1-76

B 8 3 5 4 1

IDENTIF. REFERENCE

NOV 9 4 49 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-9 72	CONV	85,000.00			
NOV-9 72	MORT'G	83,300.00			
NOV-9 72	S'TAX		A*	221.00	
NOV-9 72	S'TAX		A*	81.30	
NOV-9 72	PR'FEE		A*	.50	
NOV-9 72	W'DEED		A*	12.00	* 314.80