This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM

Myrtle Stanford Lambos

TO

R. L. Freeman, Trustee for
Undisclosed Beneficiaries

For draftsman's use

Prepared by:

Earl A. McNabb, Atty.
610 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Freeman, Trustee c/oW. N. Dearborn, Atty. Commerce Union BankBldg. (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	R. L. Freeman, Trustee C/o W. N. Dearborn, Atty. Commerce Union Bank Building (STREET ADDRESS) Nashville, Tennessee (CITY) (STATE) (ZIP)	W4-11820 Map 93-1 Pal-.40

B 9 6 3 5 5

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 27 3 53 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 390,000.00 W. N. Dearborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1973.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Reg. Regents

~~(AFFIX SEAL)~~

FOR AND IN CONSIDERATION OF the sum of Three Hundred Ninety Thousand and No/100--------
----------($390,000.00)----------DOLLARS

of which $ 73,133.96 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees assumes and agrees to pay the balance ($166,866.04) on a first mortgage note per the terms of the note secured by Deed of Trust of record in Book 3562, page 574, Register's Office, Davidson County, Tennessee, and for the balance of $150,000.00 the grantee has executed an installment deed note payable in six annual installments of $25,000.00 each, payable on or before 1, 2, 3, 4, 5 and 6 years after date, with the first installment being due March 1, 1974, and the unpaid principal on the note bears interest at the rate of 7% per annum, with the interest to be paid monthly, beginning April 1, 1973.

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,

Myrtle Stanford Lambos

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto R. L. Freeman, Trustee, for Undisclosed Beneficiaries, with full power to sell, convey or transfer without joinder of beneficiaries, his successors

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

Land in the City of Nashville, County of Davidson, State of Tennessee, being the westerly portion of Parcel D (d) of the Capitol Hill Redevelopment Project, Project UR Tenn. 2-1, as of record in Book 3106, page 46, Register's Office for Davidson County, and more particularly described as follows:

Beginning at a point on the northerly side of James Robertson Parkway, said point being a distance of 12.49 feet on a line whose bearing is North 88 deg. 36' East from the northeast corner of the intersection of Fifth Avenue North and James Robertson Parkway; thence with a curve to the right, said curve having a radius of 983 feet and a central angle of 0 deg. 29' a distance of 8.5 feet to a point of compound curvature; thence with a curve to the right, said curve having a radius of 703 feet and a central angle of 8 deg. 53.5', a distance of 109.1 feet; thence with a line bearing North 11 deg. 29.6' West a distance of 225.42 feet; thence with a line bearing South 78 deg. 22' West a distance of 181.0 feet to the easterly margin of Fifth Avenue North; thence with said easterly margin, whose bearing is South 27 deg. 26' East a distance of 188.24 feet to a point of curvature to the left; thence with said curve having a radius of 20.0 feet and a central angle of 63 deg. 58', a distance of 22.33 feet to the point of beginning and containing 31,396 square feet, more or less.

Being the same property as conveyed to Myrtle Stanford Lambos by warranty deed from Capitol Properties, Inc. of record in Book 3974, page 319, Register's Office, Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 480 James Robertson Parkway, Nashville, Tennessee
(House Number) (Street) 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 covenant that we are lawfully seised 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 Earl A. McNabb 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 $ 300,000.00 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 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 16th day of Feb. 19 73.

Myrtle Stanford Lambos

R. L. Freeman, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B. J. Wright, a Notary Public in and for said County and State, the within named Myrtle Stanford Lambos and R. L. Freeman, Trustee

the 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, Tennessee, this 16th day of Feb., 19 73.

B. J. Wright, Notary Public.

Commission expires 2/3/74

FEB27 CONV * 390,000.00
FEB27 MORT'G * 150,000.00
FEB27 S'TAX A* 1,014.00
FEB27 S'TAX A* 148.00
FEB27 PR'FEE A* .50
FEB27 W'DEED A* 4.00 * 1,166.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am 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 singing the name of the corporation by self as

Witness my hand and seal, at office in this day of , 19 .

Mail: W-H. Crescent Co.
P.O. Box 15283

, Notary Public.

Commission expires March - 1975