Prepared by: John Conners Atty - 1st Amer Centre Nash. Tenn

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Patton Investment Co., Inc.	George A. Patton Investment Co., Inc. (NAME)	22W 3705,3710, and 3715
2214-16-18 8th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	2220 Eighth Ave., South (STREET ADDRESS)	105-14-83, 84, and 85
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Fifty Thousand and No/100 ($50,000.00) *Dollars,*

of which Five Thousand and No/100 ($5,000.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Forty-Five Thousand and No/100 ($45,000.00) *Dollars,*

George A. Patton Investment Co., Inc. *has* executed

a promissory note of even date payable to the order of Sarah Fugitt Poynor providing for payment of $9,000.00 on January 1, 1975 plus interest at the rate of seven (7%) per cent on the unpaid balance, plus a like sum of $9,000.00 on the first day of January of each succeeding year up to and including January 1, 1979 plus interest at the rate of seven (7%) per cent on the unpaid balance due on each payment date.

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,

Sarah Fugitt Poynor, a Widow

has this day bargained and sold, and do hereby transfer and convey unto the said

George A. Patton Investment Co., Inc.

(successors), ~~heirs~~ and assigns,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lots Nos. 2, 3, and 4 of Block No. 4 on the Plan of the Re-subdivision of Blocks 1 to 8 inclusive in Yarbrough's Subdivision of Woodland of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, as follows:

SAID lot no. 2 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

SAID lot no. 3 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet, more or less, to an alley.

SAID lot no. 4 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Lot No. 2: Being the same property conveyed to James Paul Poynor, by deed from Evelyn Stout and husband, J. T. Stout, of record in Book 769, page 652, Register's Office for Davidson County, Tennessee. The said James Paul Poynor having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 1st day of November 19 73.

Sarah Fugitt Poynor
Affiant

My commission expires: 7/1/75
(Affix Seal)

John T. Conners
Notary Public

CONNERS NOTARY PUBLIC TENN. DAVIDSON CO.

Lot No. 3: Being the same property conveyed to J. Paul Poynor and wife, Elise Poynor by deed from Sarah P. Bradford, of record in Book 636, page 215, Register's Office for Davidson County, Tennessee. The said J. Paul Poynor and wife, Elise Poynor both having since died.

Lot No. 4: Being the same property conveyed to J. Paul Poynor and wife, Elise Caskey Poynor, by deed from Morton H. Carroll and wife, Marguerite Caskey Carroll, of record in Book 772, page 339, Register's Office for Davidson County, Tennessee. The said J. Paul Poynor and wife Elise Caskey Poynor both having since died.

AND

BEING THE SAME property inherited by J. Paul Poynor, Jr. as sole heir at law of Elise Poynor, and devised to Sarah Fugitt Poynor as devisee under the will of J. Paul Poynor, deceased, of record in Will Book No. 96, page 181, Probate Clerk's Office for Davidson County, Tennessee.

NOV-9[illegible]	CONV	50,000.00			
NOV-9[illegible]	MORTG	45,000.00			
NOV-9[illegible]	STAX		A*	130.00	
NOV-9[illegible]	STAX		A*	43.00	
NOV-9[illegible]	RGTFEE		A*	.50	
NOV-9[illegible]	WDEED		A*	8.00	* 181.50

unimproved ( ) This is improved (X) property, known as 2214, 2216 & 2218 8th Ave., So. Nashville, Tennessee
(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 George A. Patton Investment Co., Inc. *(successors), ~~heirs~~ and assigns forever.* I *covenant that* I am *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 for taxes for the year 1973, which have been prorated and assumed by the Grantee.

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George A. Patton Investment Co., Inc. *(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 George A. Patton Investment Co., Inc. *hereinafter referred to as trustors, hereby transfer and convey unto* Ira E. Parker, 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 $ 15,000.00, *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 1st *day of* November, *19* 73

Sarah Fugitt Poynor

SARAH FUGITT POYNOR, a Widow

GEORGE A. PATTON INVESTMENT CO., INC.

By: George A. Patton, Jr.

George A. Patton, Jr.
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John T. Conners, Jr., *a Notary Public in and for said County and State,* Sarah Fugitt Poynor, a widow

the within named 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, Davidson County, Tennessee, *this* 1st *day of* November, *19* 73.

John T. Conners, Jr.
Notary Public

JOHN T. CONNERS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires July 1, 1975

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, John T. Conners, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* George A. Patton *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* George A. Patton Investment 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* himself *as* President

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee *,*
this 1st *day of* November *, 19* 73.

Notary Public

Commission expires July 1, 1975 John T. Conners, Jr.

STATE OF ILLINOIS
COUNTY OF COOK

Before me, Elizabeth Scott, a Notary Public of the State and County aforesaid, personally appeared George A. Patton, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the George A. Patton Investment Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Evanston Bank, Evanston, Ill.
this 1st day of November 1973.

Elizabeth Scott
Notary Public

My Commission Expires: My Commission Expires September 27, 1975

INSTALLMENT DEED

FROM

SARAH FUGITT POYNOR

TO

GEORGE A. PATTON INVESTMENT CO., INC.

C 31200

IDENTIF. REFERENCE

May 9 8 57 AM '73

FEE & TAX REGISTERED
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE