INSTALLMENT DEED

For and in Consideration of the sum of ONE-HUNDRED, FIVE-THOUSAND AND NO/100 ($105,000.00) Dollars, of which TWENTY-THOUSAND AND NO/100 ($20,000.00) Dollars, has been paid in cash by Tee-Gee Realty Corporation, a Tennessee corporation the receipt of which is hereby acknowledged, and for the remainder EIGHTY-FIVE THOUSAND AND NO/100 ($85,000.00) Dollars, the said Tee-Gee Realty Corporation, a Tennessee corporation has this day executed its one promissory note in the original principal sum of $85,000.00 payable to the order of James M. Fischer, Jr., Trustee, Claude Swann and Laura Watson, and executed by Tee-Gee Realty Corporation, and given as part of the purchase money on the herein described property. Said note is payable in four (4) consecutive annual installments as follows:

1. $21,250.00 on or before March 18, 1975, plus interest, interest being at the rate of 6% per annum;
2. $21,250.00 on or before March 18, 1976, plus interest, interest being at the rate of 6% per annum;
3. $21,250.00 on or before March 18, 1977, plus interest, interest being at the rate of 6% per annum;
4. $21,250.00 on or before March 18, 1978, plus interest, interest being at the rate of 6% per annum. *Continued, see page 3...

all of said notes bearing six 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, James M. Fischer, Jr., Trustee, Claude Swann and Laura Watson

have this day bargained and sold, and do hereby transfer and convey unto the said Tee-Gee Realty Corporation, a Tennessee corporation, its successors ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being known as Lot 1 on the Map of the Subdivision of the Tee-Gee Realty Company's property on Murfreesboro Road, as of record in Book 3842, Page 273, Register's Office for said County, and described as follows:

Beginning at a concrete monument on the southerly margin of Murfreesboro Road, opposite the center line of Fessler's Lane, at the northeast corner of the property conveyed to WSIX Inc., by deed of record in Book 3533, Page 21, Register's Office; thence with the southerly margin of Murfreesboro Road, South 71 degrees 45 minutes East 125 feet to a railroad spike at the back edge of a sidewalk; thence South 1 degree 30 minutes West 175 feet to a railroad spike; thence North 71 degrees 45 minutes West 125 feet to an iron pin in the East line of the WSIX, Inc., property; thence with the East line of the same, North 1 degree 30 minutes East 175 feet to the point of beginning, containing 0.48 acres, more or less.

Being the same property conveyed to James M. Fischer, Jr., Trustee with full power, by deed from Performance Systems, Inc., of record in Book 4440, Page 738, Register's Office for Davidson County, Tennessee, and in Claude Swann and Laura Watson by deed from James M. Fischer, Jr., Trustee, in Book 4696, Page 63, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 3842, Page 273, said Register's Office, and to easements for any and all water, sewer line and/or public utilities.

This is unimproved ( ) improved ( ) property, know as _____ (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 Tee-Gee Realty Corporation, a Tennessee corporation 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 and our heirs and representatives, to warrant and forever defend the title to said real estate to said Tee-Gee Realty Corporation, a Tennessee corporation, its successors 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 it in hand paid, It, the said Tee-Gee Realty Corporation, a Tennessee corporation do hereby transfer and convey unto Tom G. Coleman, Jr., Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

It, the said Tee-Gee Realty Corporation, a Tennessee corporation 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 interest 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.

It 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 it 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 it, the said Tee-Gee Realty Corporation, a Tennessee corporation 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 it 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; it 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. It 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. It 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 borrower representatives or assigns.

Continued from page 1...

*The first payment falling due on the 18th day of March, 1975, and continuing in consecutive annual installments as aforesaid until both principal and interest are fully paid. Payments when made will be credited first to interest due; balance to unpaid principal sum.

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 Tom G. Coleman, Jr., 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 James M. Fischer, Jr., Trustee, Claude Swann and Laura Watson and Tee-Gee Realty Corporation, a Tennessee corporation hereunto set our hands at Nashville, Tennessee, this the 18th day of March 19 74

James M. Fischer, Jr., Trustee

Claude Swann

Laura Watson

TEE-GEE REALTY CORPORATION

By: David A. Cullum, Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., Trustee, Claude Swann and Laura Watson

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 18th day of March, 19 74

Edna Earle Carlton, Notary Public.

Commission Expires My Commission Expires Dec. 5, 1977

NOTARY PUBLIC DAVIDSON COUNTY

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

BOOK 4800 PAGE 49

Before me, THE UNDERSIGNED, a Notary Public of the State and County aforesaid, personally appeared David A. Cullum, with whom I personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Tee-Gee Realty Corporation, a Tennessee corporation, the within named bargainor, a corporation, and that he as such Vice-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 Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee this 18th day of March, 1974.

Mary L. Goodman
Notary Public

Commission expires September 5 1976

(over for additional acknowledgements)

MARYL GOODMAN NOTARY PUBLIC DAVIDSON COUNTY TENN.

MAR28'74	CONV	90,000.00		
MAR28'74	CONV	15,000.00		
MAR28'74	MORTG	85,000.00		
MAR28'74	ST TAX		A* 273.00	
MAR28'74	ST TAX		A* 83.00	
MAR28'74	REFEE		A* .50	
MAR28'74	DEED		A* 10.00	* 366.50

INSTALLMENT DEED

FROM James M. Fischer, Jr., Trustee, et al

TO Tee-Gee Realty Corporation, a Tennessee corporation

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C47393

IDENTIF. REFERENCE

MAR 28 8 37 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rush

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tee-Gee Realty Corporation	New Owner	Map 106-5
The Lebanon Road P.O. Box 237	(NAME)	Par 132
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn. 37202		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY:
Tom G. Coleman, Jr.
Attorney at Law
1623 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 105,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 74

Notary Public

MY COMMISSION EXPIRES: 8-2-76

(AFFIX SEAL)