Deed prepared:James H. Hill,Atty.,320 So.Gallatin Rd.,Madison,Tenn.37115

Installment Deed

BOOK 4834 PAGE 322

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pride Properties, Inc.	Same	
5725 Buford Hwy.N.E. Suite 209 (NAME) (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	61-15 333 Pt
Atlanta, Georgia 30340 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ninety thousand and no/100 -------- ----------($90,000.00)---------- *Dollars,* *of which* Thirteen thousand five hundred and no/100 ---------- ----------($13,500.00)--------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Seventy-six thousand five hundred and no/100 ----------($76,500.00)---------- *Dollars,*

the grantees *have executed* an Installment Deed note payable to the grantors, said note bearing 9% interest, and interest only payable in five (5) quarterly installments of $1,721.25 each, the first of which quarterly interest payment will be due and payable on September 16, 1974 and the same sum due and payable each quarter thereafter on the same date, for four (4) consecutive quarters; thereafter commencing the following month at the end of the fifth quarter, the payment shall become due monthly and payable on the same date of each month thereafter in the sum of $1,036.05, which includes the interest at 9% same shall be due and payable each consecutive month thereafter for nine (9) years.

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, Joe H. Corley and wife, Patty Jean Corley, the grantors *have this day bargained and sold, and do hereby transfer and convey unto the said* Pride Properties, Inc., the grantee and its *(successors), ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot no. 303 and parts of Lots Nos. 302 and 288 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's office for said County, and described as follows: BEGINNING at a point in the easterly margin of Gallatin Road, 20 feet south of the common corner of Lots 302 and 303; thence with the margin of said Pike, North 19-1/2 degrees East 157 feet to a point at the northwest corner of Lot 303; thence along the northerly line of Lot 303 and Lot 288, South 66-1/2 deg. east by plan and 62-1/2 deg. east by deeds, a total distance of 241.2 feet to the common northerly corner of Lots 288 and 287; thence with the line between said lots, south 8 deg. west 124 feet to a point; thence north 72 deg. west 266.5 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Joe H. Corley by deeds from Daniel T. Leech and wife, Sara B. Leech of record in Book 4698, pages 657 and 659, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 9th day of July 19 74

Affiant

My commission expires: Nov. 6th, 1976 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as ..... (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 grantee and its *(successors), 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.*

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

we *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee and 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 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 Pride Properties, Inc. *hereinafter referred to as trustors, hereby transfer and convey unto* J. L. Carden, *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 $ 76,500.00 *, 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 9th *day of* July, *19* 74

Joe H. Corley

Patty Jean Corley

Pride Properties Inc

William Tony Pace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Joe H. Corley, and wife Patty Jean Corley,

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 Madison, *Tennessee, this* 9th *day of* July, *19* 74

Notary Public

Commission expires November 6th, 1976

TATE OF.....
OUNTY OF.....

BOOK 4834 PAGE 325

Personally appeared before me, ...*, a Notary Public in and*
or said County and State, ...
.....
he within named bargainor .... *, with whom I am personally acquainted, and who acknowledged that* .....
xecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at .....,
his .....*day of* .....*, 19* .....

.....*Notary Public*

ommission expires .....

TATE OF TENNESSEE }
OUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and*
ounty aforesaid, personally appeared William J. Long
ith whom I am personally acquainted, and who, upon oath, acknowledged himself *to be* President
.....*of the* Pride Properties, Inc.
e within named bargainor, a corporation, and that he *as such* President
ing authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of
e corporation by himself *as* President

Witness my hand and seal, at office in Madison, Tennessee
is 9th *day of* July *, 19* 74

.....*Notary Public*

mmission expires November 6th, 1976

JUL 15 74	CONV	90,000.00			
JUL 15 74	MORT'G	76,500.00			
JUL 15 74	S'TAX		A*	234.00	
JUL 15 74	S'TAX		A*	74.50	
JUL 15 74	PR'FEE		A*	.50	
JUL 15 74	W'DEED		A*	8.00	* 317.00

INSTALLMENT DEED

FROM
Joe H. Corley et ux,
Patty Jean Corley
TO
Pride Properties, Inc.

C 6 2 9 8 5

IDENTIF. REFERENCE

JUL 15 2 09 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

ail to: Pride Properties, Inc.
tn: Ed Williams/J. Long
uite 209, 3725 Buford Hwy., N.E.
tlanta, Ga. 30340