This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville TN 37201

Installment Deed

G-238447-Pioneer

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Asantehene Corp.	Same	2D - 35190
%C. Eric Lincoln, Rt.#1, Hamilton Church Road,	(NAME) BOOK 4870 PAGE 980	150-0-88
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

ONE HUNDRED THOUSAND and no/100 --- ($100,000.00) ------ *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

NINETY FIVE THOUSAND and no/100 ---- ($95,000.00) ------ *Dollars,*

AMERICAN ASANTEHENE CORPORATION *has* *executed*
(1) one note of even date herewith in the principal amount of $25,000.00, payable to Walter F. J. Scott et ux as follows: On or before the 1st day of February 1975, the amount of $25,000.00, without interest; and (2) One note of even date herewith in the principal amount of $70,000.00, payable to Walter F. J. Scott et ux in annual installments as follows: On the 1st day of February 1976, the sum of $7,129.50, and thereafter a like amount of $7,129.50 on the 1st day of February of each and every succeeding year until this indebtedness is paid in full. Interest at the rate of eight (8%) percent per annum has been computed and is included in each annual installment,

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,

we, Walter F. J. Scott and wife, Sallie B. Scott,

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

AMERICAN ASANTEHENE CORPORATION, a Tennessee corporation,

its *(successors), heirs and assigns,*

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

Land in the Second Civil District of Davidson County, Tennessee, being known as the Walter F. J. Scott Tract, and being described according to a survey by Line & Grade, Inc., 2506 Franklin Road, Nashville, Tennessee, and dated October 1974, as follows:

BEGINNING at an iron pin in the middle of the intersection of Hamilton Church Road and Mt. View Road; thence along the middle of Hamilton Church Road North 73° 30' West 210.5 feet to a point at the beginning of a curve in the middle of Hamilton Church Road; thence continuing along the middle of Hamilton Church Road and around a curve 125 feet to a point; thence continuing along the middle of Hamilton Church Road North 85° 00' West 303.5 feet to an iron pin; thence leaving Hamilton Church Road North 4° 15' East 640 feet to an iron pin; thence South 87° 15' East 342 feet to a point; thence North 5° 15' East 1,337.5 feet to an iron pin; thence South 85° 15' East 749.5 feet to an iron pin in the westerly margin of a twenty-foot right of way of an old lane; thence along the westerly margin of said twenty-foot right of way of an old lane South 5° 30' West 1,365 feet to an iron pin; thence continuing along the westerly margin of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of November 1974

Notary Public

My commission expires March 27, 1977

(Affix Seal)

said twenty-foot right of way of an old lane South 3° 45' West 767.5 feet to an iron pin; thence leaving said margin South 79° 15' East 491.5 feet to a point in the middle of Mt. View Road; thence along the middle of Mt. View Road South 53° 30' West 811.5 feet to an iron pin; thence continuing along the middle of Mt. View Road South 54° 45' West 241 feet to an iron pin; thence continuing along the middle of Mt. View Road South 56° 30' West 137.5 feet to an iron pin in the middle of the intersection of Mt. View Road and Hamilton Church Road, and being the point of beginning, and containing 46.1 acres, more or less.

Being a part of the same property conveyed to Walter F. J. Scott by deed from E. F. Alleyne, unmarried, as of record in Book 1968, page 219, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as Hamilton Church Road & Mt. View Road, Antioch TN
(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 AMERICAN ASANTEHENE CORPORATION, its *(successors), 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 said real estate to said* AMERICAN ASANTEHENE CORPORATION, a Tennessee corporation, its *(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; removing 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 American Asantehene Corporation *hereinafter referred to as trustors, hereby transfer and convey unto* John R. Reynolds, *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 70,000.00, *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 11th *day of* November, *19* 74.

Walter F. J. Scott

Walter F. J. Scott

Sallie B. Scott

Sallie B. Scott

AMERICAN ASANTEHENE CORPORATION

By .....

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter F. J. Scott and wife, Sallie B. Scott,

*the within named 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* 11th *day of* November, *19* 74

James R. Scott *Notary Public*

Commission expires March 27, 1977

STATE OF.....
COUNTY OF.....

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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, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* C. Eric Lincoln *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* AMERICAN ASANTEHENE CORPORATION *, 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

JAMES ROBERT KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and seal, at office in Nashville, Tennessee *,*
this 15th *day of* November *, 19*74.

James R. Kent *Notary Public*

Commission expires 27 March 1977

NOV26'74	CONV	90,000.00			
NOV26'74	CONV	10,000.00			
NOV26'74	MORT'G	95,000.00			
NOV26'74	S'TAX		A*	260.00	
NOV26'74	S'TAX		A*	93.00	
NOV26'74	PR'FEE		A*	.50	
NOV26'74	W'DEED		A*	8.00	* 361.50

INSTALLMENT DEED

FROM WALTER F. J. SCOTT et ux

TO AMERICAN ASANTEHENE CORPORATION

C 79538

IDENTIF. REFERENCE

Nov 26 9 49 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co. Inc.,2535 Franklin Rd., Nashville, Tenn. 37204