INSTALLMENT DEED

For and in Consideration of the sum of ------EIGHTY THOUSAND---($80,000.00)------ Dollars,

of which ---TEN THOUSAND------($10,000.00)---------- Dollars,

has been paid in cash by Hartline, Inc. to Glynn L. Sadler and wife Mary Mae Sadler
the receipt of which is hereby acknowledged, and for the remainder -----SEVENTY THOUSAND-----
-------($70,000.00)---------- Dollars,

the said Hartline, Inc., a Tennessee corporation has

this day executed its promissory note payable to Glynn L. Sadler and wife, Mary May Sadler in the principal amount of $70,000.00 payable in 120 equal monthly installments of $812.77, which payments include both principal and interest at the rate of 7% per annum; the first payment to be due and payable on the first day of the first month following the date of the deed and a similar payment of $812.77 to be due on the first day of each successive month thereafter until the balance is paid in full,

seven
~~six~~ 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, Glynn L. Sadler and wife, Mary May Sadler

have this day bargained and sold, and do hereby transfer and convey unto the said Hartline, Inc., a Tennessee corporation, its representatives heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Four tracts of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I : Being Lot No. 6 on the Plan of the Subdivision of Lots Nos. 94, 95, 114 and 115 in Barrow Grove, as of record in Minute Book "K", page 396, Chancery Court at Nashville, Tennessee.
Said Lot No. 6 fronts 40 feet on the westerly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 210 feet to an alley.
Being the same property conveyed to Glynn L. Sadler and wife, Mary May Sadler by deed from Albert K. Halliburton, Roy D. Halliburton and Raymond C. Walker, Jr. of record in Book 4467, page 651 in the Register's Office for Davidson County, Tennessee.

TRACT II : Being part of Lot No. 93 on the Plan of Barrow Grove, of record in Book "S", page 279, Register's Office for said County, as follows:
Beginning on the westerly margin of Fifth Avenue South, formerly Summer Street, 134.2 feet south of the southerly margin of Ash Street; thence southwardly with the westerly margin of Fifth Avenue South, 26.3 feet to the northeast corner of the property conveyed to D. T. Kimbrough, Sr., et al, by deed from Lizzie I. Wright in Book 1199, page 49, said Register's Office; thence with Kimbrough's northerly line, westwardly 210 feet to the easterly margin of an alley; thence with said alley, northwardly 26.3 feet; thence eastwardly 210 feet to the beginning.

TRACT III : Being part of Lot No. 93 on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:
Beginning at a point in the west margin of South Summer Street, now Fifth Avenue South, 1.4 feet south of the southeast corner of Lot 3 in Clark's Subdivision of Lot No. 92 in said Barrow Grove's Addition, running thence southwardly with said 5th Avenue South 27.8 feet to a point

opposite the center of the division wall between the double brick dwelling situated on the premises hereby conveyed and the premises adjoining on the south; thence westwardly to and through the center of said division wall and with the division fence to and through the center of the stable, in all 210 feet to an alley; thence with said alley, northwardly 26.3 feet to a point 2½ feet south of the southwest corner of said Lot [illegible] parallel with and 2½ feet southwardly from said Lot No. 3; thence northeast 7 feet to a point 4 feet north of said double brick dwelling, and thence continuing eastwardly to the place of beginning.

Tracts II and III being the same property conveyed to Glynn L. Sadler and wife, Mary May Sadler by deed from Lankford Industries, Inc., Sam Lankford and wife, Thelma M. Lankford of record in Book 4347, page 65 in the Register's Office for said County.

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TRACT IV : Land in Davidson County, Tennessee, being the east part of Lot No. 93 in the Barrow Grove Plan of Lots, as of record in Book "S", page 319, Register's Office for said County.
Beginning in the western margin of 5th Avenue South, formerly South Summer Street at the southeast corner of the lot conveyed to R. H. Gennett by William A. Gleaves by deed of record in Book 51, page 120, Register's Office for Davidson County, Tennessee, said point being Andrew Gennett's northeast corner; and running thence northwardly with the western line of Summer Street 49 feet, more or less, to the southeast corner of that part of Lot No. 93 conveyed to Daisey Gennett Suttle by Bertha Gennett Parks and husband, W. S. Duckworth and wife, by deed recorded in Book 201, page 237, in the aforesaid Register's Office; and running thence westwardly with the southern line of said Suttle lot to an alley, and thence southwardly with the east line of said alley 52 feet, more or less, to the southwest corner of the lot conveyed to R. H. Gennett, by William A. Gleaves, as aforesaid, and being the northwest corner of the property owned by Andrew Gennett Estate thence eastwardly with the northern line of said Andrew Gennett property 210 feet to the beginning corner.

Being the same property conveyed to Glynn L. Sadler and wife, Mary May Sadler by deed from Robert Joseph Kimbrough, David Terry Kimbrough, Jr. and Miller Glascock Kimbrough of record in Book 3970, page 367 in the Register's Office for said County.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Hartline, Inc., a Tennessee corporation, its representatives 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. except 1973 taxes

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Hartline, Inc., its representatives 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 Hartline, Inc. in hand paid, _____, the said Hartline, Inc.

do hereby transfer and convey unto _____, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

_____, the said Hartline, Inc.

do/es 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 $ 12,000.00 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 interst may appear.

It further agrees 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 fails 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 _____, the said Hartline, Inc. 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 agrees 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 Hartline, Inc. its 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 Beth Carol Moses, 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 Glynn L. Sadler and wife Mary May Sadler and Hartline, Inc. hereunto set our hands at Nashville, Tennessee, this the 4th day of April 19 73

Glynn L Sadler

Mary May Sadler

X James B Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. A. Latimer, a Notary Public in and for said County and State, the within named Glynn L. Sadler and wife Mary May Sadler

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 21 day of April, 19 75

Commission Expires: My Commission Expires Aug.8, 1977

W. A. Latimer, Notary Public.

STATE OF Tenn
Davidson **County.**

Personally appeared before me, W. A. Latimer, a Notary Public in and for said County and State, the within named James B. Jones

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 Nashville this 21 day of April, 19 75

Commission Expires My Commission Expires Aug.8, 1977

W. A. Latimer, Notary Public.

STATE OF TENNESSEE
Davidson County

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Before me, Ken Latimer, a Notary Public within and for the State and County aforesaid, personally appeared Hartline Inc. James B Jones Pres and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Hartline, Inc. by James B. Jones Pres, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such SECRETARY, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 4 day of APRIL, 1973.

My commission expires My Commission Expires June 4, 1973

W. Q. Rainey Jr.
Notary Public

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 1973.

_____
Notary Public
My commission expires 7 of 8 19 1975

ADDRESS NEW OWNER
Hartline, Inc.
809 5th Avenue South
Nashville, Tennessee

SEND TAX BILLS TO:
Same as New Owner

MAP-PARCEL NUMBERS
Map 93-14
Parcels: 498, 499, 500 and 501

INSTALLMENT DEED

FROM
GLYNN L. SADLER AND WIFE,

TO
MARY MAY SADLER

TO
HARTLINE, INC.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

C 95093

IDENTIF. REFERENCE

APR 21 3 39 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is improved property known as 809 Fifth Avenue South, Nashville, Tennessee 37203.

This instrument prepared by:
Carole Chitwood
Attorney at Law
934 Stahlman Bldg.
Nashville, Tennessee 37201

APR21 75	CONV	80,000.00		
APR21 75	MORT'G	70,000.00		
APR21 75 S'TAX			A* 208.00	
APR21 75 S'TAX			A* 68.00	
APR21 75 PR'FEE			A* .50	
APR21 75	W'DEED		A* 10.00	* 286.50