ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edgley Construction Company, Inc. (NAME)	Same as new owner (NAME)	92-16-339
707 18th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-16-337
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PREPARED BY C. H. BRILEY, JR., ATTORNEY SUITE 2114, PARKWAY TOWERS NASHVILLE, TENNESSEE 37219

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100------ DOLLARS

of which $ 20,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one promissory note of $95,000.00 of even date herewith, payable to the order of Ralph Vulcano and Mary M. Vulcano at the rate of $795.15 each month beginnine one month from date hereof. All payments include interest at the rate of eight per cent per annum. Said note provides, after one year from date hereon, for prepayment without penalty but such prepayments may be made in only such amounts as to not disqualify said payments under the Installment provisions of the Internal Revenue Code and Regulations relative to capital gains.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, Ralph Vulcano and wife, Mary M. Vulcano

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Edgley Construction Company, Inc.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See description attached and made a part hereof

This conveyance is made subject to the 1975 property taxes which have been prorated and are assumed by the grantee herein.

This is improved [X] unimproved [ ] property known as 705 & 707 18th Avenue South, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto Harris Gilbert Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees 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/value 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 interest may appear. We 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 we 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 we, the said grantees, 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 we 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; we 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 conveyance. We 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. We 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 advise 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 14th day of October 19 75

EDGLEY CONSTRUCTION COMPANY, INC.

by: Charles E. Edgley
President

Ralph Vulcano

Mary M. Vulcano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Charles E. Edgley
Affiant

Subscribed and sworn to before me, this the 14th day of October 19 75

My commission expires April 26, 1978 (Affix Seal)

L. D. Richards
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Ralph Vulcano and wife, Mary M. Vulcano the 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 Nashville, Tennessee this 14th day of October 19 75

Commission Expires April 26, 1978

L. D. Richards
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, L. D. Richards, a Notary Public of the State and County aforesaid, personally appeared Charles E. Edgley with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Edgley Construction Company, 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 him self as President

Witness my hand and seal, at office in Nashville, Tennessee this 14th day of October 19 75

Commission Expires April 26, 1978

L. D. Richards
Notary Public

This instrument was prepared by:

C. H. Briley Jr., Attorney 344 4th Avenue North Nashville, Tennessee 37219
Name Address

241535 INSTALLMENT DEED

From Ralph Vulcano etux

To Edgley Construction Company, Inc.

FILE TENNESSEE TITLE CO.

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 6-1-75

DESCRIPTION

Being a tract of land lying in the 26th Councilmanic District, Davidson County, Tennessee. Said tract being Lot No. 132 and the Westerly part of Lot No. 133 on the Plan of O. B. Hayes' Plan of small lots, as of record in Book 1, page 69, Chancery Court at Nashville and more particularly described as follows:

BEGINNING at the South right-of-way of Division Street and the West right-of way of 18th Avenue South as widened; thence, along said West right-of-way South 05 degrees 25 minutes 14 seconds West 134.96 feet to an iron pin; this being the beginning point for this tract; thence, continuing along the West right-of-way of 18th Avenue South, South 05 degrees 25 minutes 14 seconds West 89.81 feet to an iron pin; thence, leaving said West right-of-way along the South line of this described tract North 85 degrees 06 minutes 46 seconds West 145.00 feet to an iron pin in the East margin of an alley; thence, along said margin North 05 degrees 25 minutes 14 seconds East 75.76 feet to an iron pin in the South right-of-way of Division Street; the Northwest corner of this tract; thence, along said South right-of-way North 49 degrees 22 minutes 47 seconds East 60.38 feet to an iron pin; thence, leaving said South right-of-way along the North line of this described tract as follows; South 09 degrees 13 minutes 32 seconds East 30.00 feet to an iron pin; thence South 85 degrees 09 minutes 18 seconds East 95.50 feet to the point of beginning, containing 13,442 square feet (0.31 Acres) more or less.

Being the same property conveyed to Ralph Vulcano and wife, Mary M. Vulcano by deed from Corinne Martin Hick, unmarried, of record in Book 4352, page 946, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

OCT 14 2 40 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

019820

OCT 14 75	CONV	90,000.00			
OCT 14 75	CONV	25,000.00			
OCT 14 75	MORT'G	95,000.00			
OCT 14 75	S'TAX		A* 299.00		
OCT 14 75	S'TAX		A* 93.00		
OCT 14 75	PR'FEE		A* .50		
OCT 14 75	W'DEED		A* 8.00	*	400.50

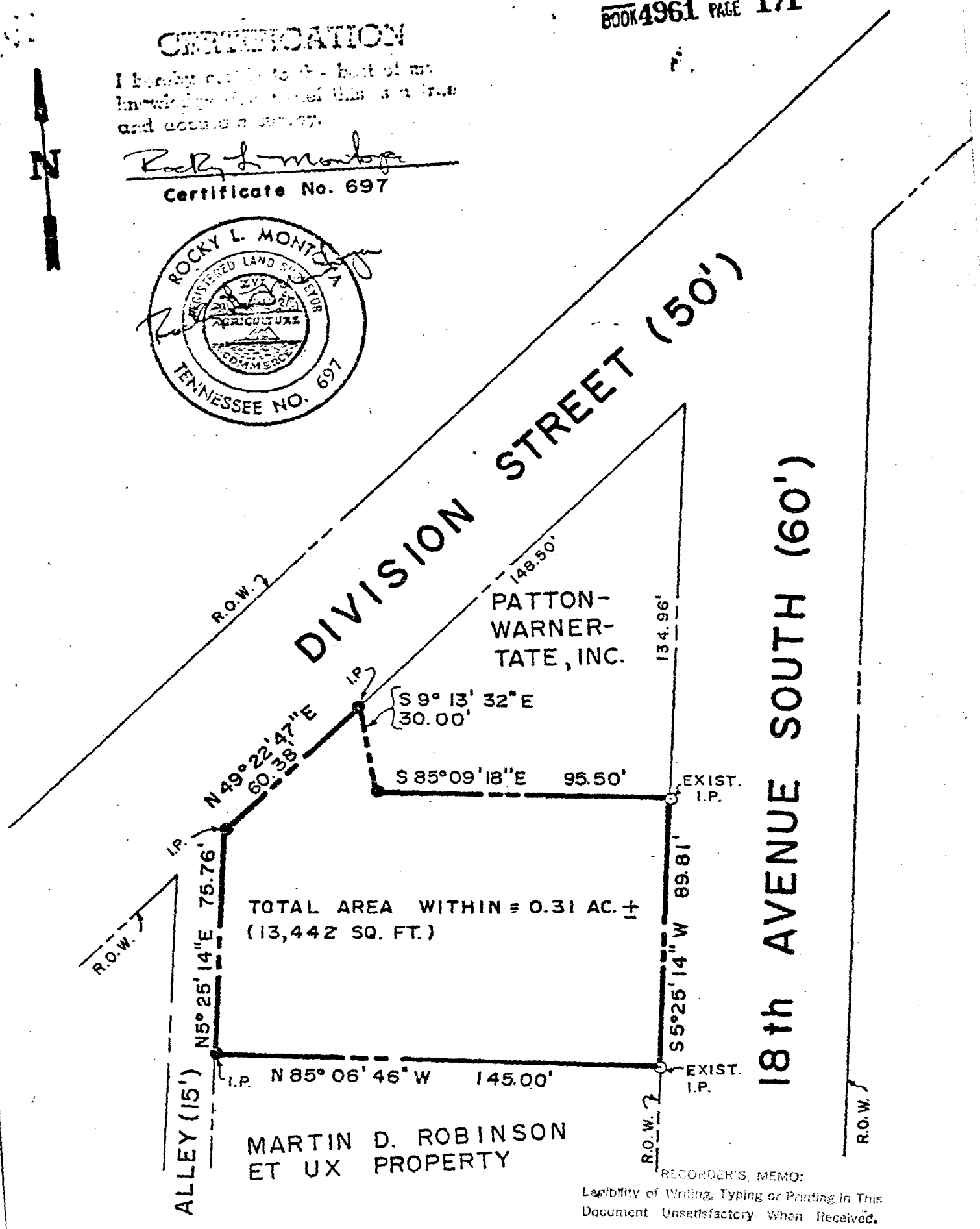
CERTIFICATION

I hereby certify to the best of my knowledge, information and belief that this is a true and accurate survey.

Rocky L. Montague

Certificate No. 697

ROCKY L. MONTAGUE REGISTERED LAND SURVEYOR TENNESSEE NO. 697



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

BOUNDARY SURVEY

PROPERTY OF EDCO, INC.

CITY NASHVILLE COUNTY DAVIDSON (26th Councilmanic Dist.)

SUBDIVISION WESTERLY PART OF LOT 13 ON O.B. HAYE'S PLAN OF SMALL LOTS

ADDRESS 707 18th AVE. SO. LOT Westerly Part of 13 BLOCK N/A PLAT BOOK 1 PAGE 69 Chancery Court

SCALE: 1" = 40'	JOB NO.: 2398	SOUTHERN LAND & ASSO. INC.
DATE: 9-10-75	INSPECTOR: B.M.	3250 DICKERSON ROAD, NASH., TENN.
DRAWN BY: W.H.W.	CHECKED BY: R.M.	BY: Rocky L. Montague NO. 697
		REGISTERED LAND SURVEYOR