INSTALLMENT DEED

Exhibit "A"

For and in Consideration of the sum of ----FORTY-SEVEN THOUSAND, FIVE-HUNDRED AND 00/100 ($47,500.00)----------Dollars, of which--SEVEN-THOUSAND, FIVE-HUNDRED AND 00/100 ($7,500.00)------Dollars, has been paid in cash by Lillian W. Jakobik the receipt of which is hereby acknowledged, and for the remainder FORTY-THOUSAND AND 00/100 ($40,000.00)----------Dollars, the said Lillian W. Jakobik has this day executed her one promissory note in the principal sum of $40,000.00 payable to the order of Henry L. Stowers, Jr., and wife, Ann E. Stowers, and executed by Lillian W. Jakobik, and given as part of the purchase money on the herein described property. Said note is payable in sixty-eight (68) consecutive quarterly installments of $1,150.59 each, including interest, interest being at the rate of nine percent (9%) per annum, and the sixty-ninth (69th) and final installment being in the amount of the then unpaid principal sum of $568.02 plus interest at the rate of nine percent (9%) per annum. The first payment falling due on the 17th day of August, 1976, and thereafter, said consecutive quarterly payments shall continue quarterly on the 17th day of November, February, May and August of each year as aforesaid until fully paid. Amounts paid will be credited first to interest due; balance to unpaid principal sum.

all of said notes bearing ~~six~~ 9% 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, Henry L. Stowers, Jr., and wife, Ann E. Stowers

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have this day bargained and sold, and do hereby transfer and convey unto the said Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Richland Realty Company's Second Subdivision of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 fronts 50 feet on the southeasterly margin of Central Avenue and runs back between parallel lines measuring 192.5 feet with the northeasterly margin of Christopher Street to a 15-foot alley in the rear on which it measures 50 feet.

Being the same property conveyed to Henry L. Stowers, Jr., and wife, Ann E. Stowers, by deed from Wesley P. Odle, Jr., and wife, Carmaleta Juan Odle, of record in Book 4638, Page 255, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations.

Seller reserves the right to approve the credit of anyone assuming this lien. Approvel will not be unreasonably withheld.

This is unimproved ( ) improved (X) property, know as 3735 Central Avenue (House Number) (Street) Nashville, Tennessee 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 Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands, her 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 Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands, her 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 in hand paid, I, the said Lillian W. Jakobik

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.

I, the said Lillian W. Jakobik

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 $40,000.00 ~~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.

I 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 I 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 I, the said Lillian W. Jakobik 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 I 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; I 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. I 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. I 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.

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 Henry L. Stowers, Jr., and wife, Ann E. Stowers and /Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands hereunto set our hands at Nashville, Tennessee, this the 17th day of May 19 76

Henry L. Stowers, Jr.

Ann E Stowers

Lillian W. Jakobik

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry L. Stowers, Jr., and wife, Ann E. Stowers

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 17th day of May, 19 76

D. D. Daniel, Notary Public.

Commission Expires 9-12-78

STATE OF TENNESSEE
DAVIDSON **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands

the bargainor____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 19 76

D. D. Daniel, Notary Public.

Commission Expires 9-12-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5026 PAGE 41

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,
with whom I personally acquainted, and who, upon oath, acknowledged .....self to be .....
.....of the .....,
the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of MAY 17 76 CONV 19 47,500.00
MAY 17 76 MORT'G 40,000.00
MAY 17 76 S'TAX B* 123.50 ....., Notary Public.
Commission expires ..... MAY 17 76 S'TAX B* 38.00
MAY 17 76 PR'FEE B* .50
(over for additional acknowledgements)
MAY 17 76 W'DEED B* 8.00 * 170.00

INSTALLMENT DEED

FROM

Henry L. Stowers, Jr., et ux

TO

Lillian W. Jakobik, to her sole and separate estate, free from the claims of all past, present and future husbands

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

D 49553

IDENTIF. REFERENCE

MAY 17 2 56 PM '76

FELIX E. KELLEY JR. REGISTER
DAVIDSON COUNTY, TENN.

YOCKEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian W. Jakobik (NAME)	New Owner (NAME)	Map 104-9
C/o Jack Jakobik 115 30th Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 43
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-1950

THIS INSTRUMENT WAS 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

$ 47,500.00 Lillian W. Jakobik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1976

Sandra Smith
Notary Public

MY COMMISSION EXPIRES: 8-2-76

(AFFIX SEAL)