THIS INSTRUMENT WAS PREPARED BY

Installment Deed

BOOK 5054 PAGE 96

Harlan Dodson Attorney
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Foster and Robert J. Beckham (NAME)	Same (NAME)	93-13
811-16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	143 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) Dollars, of which One Dollar ($1.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Seventy-Three Thousand Nine Hundred and Fifty-Eight ($73,958.00) Dollars,

Fred Foster and Robert J. Beckham have executed a note in the face amount of Seventy-Three Thousand Nine Hundred and Fifty-Eight Dollars ($73,958.00) dated April 30, 1973, payable in 60 equal self liquidating monthly installments of One Thousand Five Hundred Dollars ($1,500.00), the first of said payments being due on or before June 1, 1973 and a like payment thereafter on or before the 1st day of each succedding month until all of said purchase price has been paid which said payments include interest computed at the rate of eight percent (8%) per annum. Said payments shall be applied first against interest with the remainder applied against the unpaid balance

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, Combine Music Corporation, a Maryland corporation, duly authorized to do business in Tennessee have this day bargained and sold, and do/es hereby transfer and convey unto the said Fred Foster and Robert J. Beckham as tenants in common, equally, share and share alike, their (assigns), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 18 on the Plan of the O. B. Hayes' First plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows: Said Lot No. 18 fronts 50 feet on the westerly side of 16th Avenue South, formerly Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley. Being the same property conveyed to Combine Music Corporation by deed of record in Book 4704, page 677, Register's Office of Davidson County, Tennessee.

This conveyance is subject to certain purchase agreements between the grantees herein.

AUG-4-76	CONV	73,958.00			
AUG-4-76	MORT'G	73,958.00			
AUG-4-76	S'TAX		B*	192.40	
AUG-4-76	S'TAX		B*	72.00	
AUG-4-76	PR'FEE		B*	.50	
AUG-4-76	W'DEED		B*	4.00	* 268.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,958.00

Affiant

Subscribed and sworn to before me, this the 30 day of April 1973

My commission expires: 1-21-77 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 811-16th Ave. So., Nashville, Tennessee (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 Fred Foster and Robert J. Beckham, as tenants in common their (successors), heirs and assigns forever. Grantor covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. It further covenant and bind itself, its, successors and assigns to warrant and forever defend the title to said real estate to said Fred Foster and Robert J. Beckham, as tenants in common their (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; 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 Fred Foster and Robert J. Beckham hereinafter referred to as trustors, hereby transfer and convey unto Harlan Dodson, Trustee, his successor 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 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 holde 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 Registers 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.

Witness hand this 30th *day of* April, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMBINE MUSIC CORP. - by Fred Foster - Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary K. Brewer *, a Notary Public in and for said County and State,* Fred Foster & Robert J. Beckham

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 Hendersonville *Tennessee, this* 30th *day of* April, *19* 73

Mary K Brewer *Notary Public*

Commission expires January 21, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary K. Brewer, *a Notary Public of the State and County aforesaid, personally appeared* Fred Foster, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Combine Music 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* him *self as* President.

Witness my hand and seal, at office in Hendersonville, Tennessee, *this* 30th *day of* April, *19* 73

Mary K Brewer *Notary Public*

Commission expires January 21, 1979

INSTALLMENT DEED

FROM

TO

D 61822

IDENTIF. REFERENCE

AUG 4 4 04 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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