INSTALLMENT DEED

For and in Consideration of the sum of $93,000.00

Ninety Three Thousand and 00/100 ($93,000.00) Dollars,
of which $9,000 is for equipment and $84,000 for land and building
of which Nine Thousand and 00/100 ($9,000.00) Dollars,

has been paid in cash by Bruce H. Matthews II and Martha Sue Matthews

the receipt of which is hereby acknowledged, and for the remainder of $84,000.00

Eighty Four Thousand and 00/100 ($84,000.00) Dollars,

the said Bruce H. Matthews II and wife, Martha Sue Matthews have executed an Installment Deed Note of even date herewith in the principal sum of Eighty Four Thousand and 00/100 ($84,000.00) Dollars, payable to Southern Cleaners & Laundry, Inc.in 252 Monthly Installments as follows: On the 1st day of May, 1977, the sum of Six Hundred Fifty and 00/100 ($650.00) Dollars and thereafter a like amount on the 1st day of each succeeding month until the amount of both principal and interest are paid in full. The monthly installments include interest at the rate of 7-1/4% per annum.

7-1/4%

all of said notes bearing ~~6%~~ 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, Southern Cleaners & Laundry, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Bruce H. Matthews II and wife, Martha Sue Matthews, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots 13 and 14 on the map of D. D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.

Said Lots Nos. 13 and 14 front 97 feet three inches on the north westerly side of Gallatin Avenue, or Main Street, and run back between parallel lines 170 feet to an alley in the rear.

Being part of the property conveyed to Southern Cleaners & Laundry, Inc. a Tennessee Corporation, by deed from C. Roy Gwaltney and wife, Beulah N. Gwaltney, of record in Book 2735, Page 537, Register's Office for Davidson County, Tennessee.

APR-17	CONV	8[illegible],000.00			
APR-17	MORT'G	8[illegible].000.00			
APR-17	S'TAX		B*	218.40	
APR-17	S'TAX		B*	82.00	
APR-17	FEE		B*	.50	
APR-17	WDEED		B*	8.00	* 308.90

This is improved (X) unimproved ( ) property, know as 955 Main Street Nashville, Tennessee 37206
(House Number) (Street) 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 Bruce H. Matthews II AND WIFE MARTHA SUE MATTHEWS Southern Cleaners & Laundry, Inc. heirs and assigns forever. I covenant that A 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.

I further covenant and bind Southern Cleaners & Laundry, Inc. It's successors and sssigns ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said Bruce H. Matthews II and wife, Martha Sue Matthews, 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 Bruce H. Matthews II and wife, Martha Sue Matthews

do hereby transfer and convey unto Oscar R. Martin, 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 Bruce H. Matthews II and wife, Martha Sue Matthews

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 $maximum 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 interst 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 Bruce H. Matthews II and wife, Martha Sue Matthews 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; If 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 trust 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 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 Bruce H. Matthews II and Martha Sue Matthews 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 Oscar R. Martin, 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 Southern Cleaners & Laundry, Inc. and Bruce H. Matthews, II and wife, Martha Sue Matthews hereunto set our hands at Nashville, Tennessee, this the 1st day of April 19 77

SOUTHERN CLEANERS & LAUNDRY, INC.
By Paul G. Blankenship
President

Bruce H. Matthews II

Martha Sue Matthews

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Bruce H. Matthews, II and wife, Martha Sue Matthews

the bargainor, 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 1st day of April, 19 77

Paul G. Blankenship, Notary Public.

Commission Expires August 6, 1980

STATE OF _____
_____ County.

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

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

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 _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5130 PAGE 330

Before me, Paul G. Blankenship, a Notary Public of the State and County aforesaid, personally appeared Charles R. Martin, with whom I personally acquainted, and who, upon oath, acknowledged himself to be President of the Southern Cleaners & Laundry, 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 himself as Presidnet.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of April, 1977.

Paul G. Blankenship
Notary Public.

Commission expires August 6, 1980

(over for additional acknowledgements)

INSTALLMENT DEED

FROM

TO

Mail Bruce H. Matthews 2807 Gallatin Rd. Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

D 96633

TENN. REFERENCE

APR 1 2 02 PM '77

REGISTER

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce H. Matthews II	Bruce H. Matthews II Et Ux	Map 82-12
Et Ux (NAME)	(NAME)	
955 Main Street (STREET ADDRESS OR ROUTE NUMBER)	955 Main Street (STREET ADDRESS)	Parcel 277
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty.
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 84,000.00 Bruce H. Matthews II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF April 19 77.

Notary Public

MY COMMISSION EXPIRES: August 6, 1980

(AFFIX SEAL)