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BOOK 5157 PAGE 807

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Gert Otto Uthman and wife,

Charline N. Uthman

TO

Nashville Consolidated Warehouses, Inc.
A Tennessee corporation

For draftsman's use
Prepared by
Charles J. Friddell, Attorney
1161 Murfreesboro Road, Suite 312
Nashville, Tennessee 37217
361-3200

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NACO (NAME)	Same (NAME)	130
1161 Murfreesboro Rd, Rm352 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13 Pad
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 10 1 24 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

E08459

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 1977.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $75,000.00
Seventy-Five Thousand and no/100---------- DOLLARS

of which $ 21,750.00 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 been given an installment deed note dated June 10, 1977, in the principal sum of Fifty-Three Thousand Two Hundred and Fifty ($53,250.00) Dollars payable in four (4) equal consecutive annual installments of Thirteen Thousand Three Hundred and Twelve and 50/100 ($13,312.50) Dollars each, the first such installment being due June 10, 1978, and thereafter on the second, third and fourth anniversaries of June 10, 1977; interest shall be paid on the unpaid principal balance with the annual installments beginning June 10, 1978, and thereafter as provided above.

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,
Gert Otto Uthman and wife, Charline N. Uthman

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Nashville Consolidated Warehouses, Inc.

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

A tract of land lying and being in the second, formerly Fifth Civil District of Davidson County, Tennessee, and described as follows:

Commencing at a point in the northeasterly edge of Murfreesboro Road and the southeasterly corner of the common line of the H. T. Ezell property of record in Book 1780, page 326, Register's Office of Davidson County, Tennessee, said point being the point of Beginning.

Beginning at said point and running, thence, north 4° 18' east 260 feet to a point in the east line of the original Uthman tract; thence north 68° 22' west 71 feet to a stake; thence south 40° 30' west 182 feet to a point in the north edge of Murfreesboro Road; thence south 58° 8' east with the northerly edge of said Murfreesboro Road 218-1/2 feet to the point of Beginning.

Being the same property conveyed to Gert Otto Uthman by deed from Otto Uthman and wife, Martha Uthman, of record in Book 1468, page 147, in said Register's Office.

JUN10 CONV 75,000.00
JUN10 DATE 53,250.00
JUN10 STAX $* 192.00
JUN10 STAX
JUN10 RFEE $* .50
JUN10 WDEED $* 4.00 * 250.70

unimproved ( )
This is improved (X) property, known as Murfreesboro Road, Nashville, Tennessee 37217
(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 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, 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 Gert Otto Uthman 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 $ -0- 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 10th day of June 19 77

Gert Otto Uthman

Charline N. Uthman

NASHVILLE CONSOLIDATED WAREHOUSES, INC.

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Stephenson, a Notary Public in and for said County and State, the within named Gert Otto Uthman and wife, Charline N. Uthman

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 10th day of June, 19 77

Judy Stephenson Notary Public

Commission expires 5-10-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy Stephenson, a Notary Public of the State and County aforesaid, personally appeared Henry Hudson, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Nashville Consolidated Warehouses, 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 10th day of June, 19 77.

Judy Stephenson Notary Public

Commission expires 5-10-81