BOOK 5248 PAGE 99

Installment Deed

This instrument prepared by:
Thomas C. Scott, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mid-Tenn Business Systems, Inc. (NAME:)	Mid-Tenn Business Systems, Inc. (NAME:)	106-2
1100 Elm Hill Pk. Suite 145 (STREET ADDRESS OR ROUTE NUMBER)	1100 Elm Hill Pk., Suite 145 (STREET ADDRESS)	Par 46
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37210 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand, Two Hundred and Forty-Eight and NO/100 ($22,248.00) *Dollars,*

of which Five Thousand, Three Hundred and Forty-Six and NO/100 ($5,346.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Sixteen Thousand, Nine Hundred and Two and NO/100 ($16,902.00) *Dollars,*

Mid-Tenn Business Systems, Inc. *has executed*

its Installment Deed Note of even date herewith payable to Theodore H. Lightfoot, Ervin M. Entrekin, Karl E. Haury and Walter G. Knestrick, with interest at the rate of ten percent (10%) per annum and all due and payable two hundred and seventy (270) days from date, said note

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, we, Theodore H. Lightfoot, Ervin M. Entrekin, Karl E. Haury and Walter G. Knestrick *have this day bargained and sold, and do hereby transfer and convey unto the said* Mid-Tenn Business Systems, Inc., its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot 1 on the Plot of Elm Hill Business Center, Section 4 of record in Book 5190, page 63, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING with an iron pin located in the western right of way margin of Twin Elms Court, said pin also being the northeastern corner of Lot 2 of Elm Hill Business Center, Section 3, as of record in Book 5200, page 12, Register's Office for Davidson County, Tennessee; thence with the western right of way margin of said Court N 10° 39' 06" E 67.64 feet to a concrete monument, the beginning of a curve to the left having a radius of 60 feet, and a length of 12.80 feet to an iron pin; thence leaving said right of way N 79° 20' 54" W 203.12 feet to an iron pin; thence S 11° 43' W 80.35 feet to an iron pin; thence S 79° 20' 54" E 205.98 feet to the point of beginning.

Said tract containing 16,480 square feet.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,248.00

Affiant

Subscribed and sworn to before me, this the 30th day of January, 19 78

Notary Public

My commission expires: Expires 2/8/1981 (Affix Seal)

Being a portion of the property conveyed to Theodore H. Lightfoot, Ervin M. Entrekin, Karl E. Haury, and Walter G. Knestrick by deed from Mount Olivet Cemetery Company of record in Book 4775, page 514.

This conveyance is subject to:

1. Taxes for 1978.
2. Restrictive covenants recorded in Book 5203, page 257, said Register's Office.
3. By-Laws of Elm Hill Business Center Property Owners Association, Inc., of record in Book 5203, page 261, said Register's Office.
4. Matters shown of the Plan of record in Book 5190, page 63, said Register's Office.

unimproved (X)
This is improved ( ) property, known as ..... (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 Mid-Tenn Business Systems, Inc. *its (successors), heirs and assigns forever.* We *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mid-Tenn Business Systems, Inc. its *(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 Mid-Tenn Business Systems, Inc. *hereinafter referred to as trustor, hereby transfer and convey unto* Thomas C. Scott *, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustor agrees 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 $....., or at least the 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.

Trustor further agrees 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 holder 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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 30th *day of* January, *19*78.

Theodore H. Lightfoot

Theodore H. Lightfoot

Ervin M. Entrekin

Karl E. Haury

Karl E.Haury

Walter G. Knestrick

Walter G. Knestrick

Mid-Tenn Business Systems, Inc.

By: Fred B. Watson, Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, Karl E. Haury, *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, *19*78.

Notary Public

Commission expires 8/10/80

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STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Thomas C. Scott, *a Notary Public in and for said County and State,* Ervin M. Entrekin, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, TN. *this* 30th *day of* January, 1978.

Thomas C. Scott *Notary Public*

Commission expires 8/10/80

THOMAS C. SCOTT * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Thomas C. Scott, *a Notary Public of the State and County aforesaid, personally appeared* Fred B. Watson, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Mid-Tenn Business Systems 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* President.

Witness my hand and seal, at office in Nashville, TN. *this* 30th *day of* January, 1978.

Thomas C. Scott *Notary Public*

Commission expires 8/10/80

THOMAS C. SCOTT * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

JAN 31 78	CONV	22,248.00			
JAN 31 78	MORT'G	16,902.00			
JAN 31 78	S'TAX		B*	57.72	
JAN 31 78	S'TAX		B*	14.90	
JAN 31 78	PR'FEE		B*	.50	
JAN 31 78	W'DEED		B*	10.00	* 83.12

INSTALLMENT DEED

FROM

TO

E 48387

IN REFERENCE

JAN 31 4 16 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter G. Knestrick

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, *19*78

Notary Public

Commission expires May 13 1979

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Theodore H. Lightfoot

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, *19*78

Notary Public

Commission expires 8/10/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

the within named 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 .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....