This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

WILLIAM M. JACKSON and wife,

MARGARET P. JACKSON

TO

CAYTRONICS CORPORATION

For draftsman's use

This instrument was prepared by
A. Andrew Jackson, Esq.
226 North Main Street
Dickson, Tennessee 37055

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caytronics Corporation (NAME)	Same (NAME)	104-8-237,
240 Madison Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	238, 239.
New York, NY 10016 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

159939

IDENTIF. REFERENCE

Apr 14 2 14 PM '78

F... [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,400.21

[signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF [illegible]

[signature] Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ($35,500.00)-- DOLLARS

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX the receipt of which is hereby acknowledged, and for

XXXXXXXXXXXXXXXXXX

payable in five (5) annual installments of SEVEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($7,100 .00), bearing interest at the rate of nine percent (9%) per annum on the unpaid principal, beginning one year from date. There shall be no penalty for prepaying all or any part of the unpaid principal at any time.

All installments of both principal and interest due on this note are payable in Vanleer, Tennessee at par in lawful money of the United States of America, at the Peoples Bank of Vanleer, Tennessee.

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,

William M. Jackson and wife, Margaret M. Jackson,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Caytronics Corporation

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

TRACT I: BEING the southerly 50 feet of the westerly part of Lot No.29 and the northerly 5 feet of the westerly part of Lot no. 36 on the Plan of O. B. Hayes' Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 16th Avenue South at a point 5 feet south of the dividing line between Lots Nos. 29 and 36; said point being 275 feet north of the northerly margin of Horton, formerly Weston Avenue; thence with the easterly margin of 16th Avenue South, northwardly 55 feet to the southwest corner of the property conveyed to E. T. Lowe and wife, by deed from W. M. Leftwich, Jr. and wife, as of record in Book 348, page 217, said Register's Office; thence with said Lowe's southerly line, eastwardly 146.5 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 55 feet, more or less, to the beginning.

TRACT II: BEING part of Lot No. 29 on O. B. Hayes Plan of Large Lots, called "Rokeby" part of said Lot No. 29 conveyed to Robert S. Kimmons and wife, by deed from W. F. Clouse and wife, as of record in Book 1169, page 218, said Register's Office; thence with said Kimmons southern boundary line, easterly 146.5 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 115 feet 3 inches, more or less, to the northeast corner of that part of Lot No. 29 conveyed to Ela R. Hitt, by deed from Sarah B. Corbitt, as of record in Book 1278, page 279, said Register's Office; thence with said Hitt's northern boundary line westerly 146.5 feet, more or less, to the easterly margin of said 16th Avenue South; thence with same northwardly 115 feet 3 inches, more or less, to the beginning.

This is improved ( ) property, known as ______ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Being the same property conveyed to William M. Jackson and Wife, Margaret P. Jackson, by deed from Quentin L. Housholder, Substitute Trustee, dated November 1, 1977, and of record in Book 5223, page 908, Register's Office of Davidson County, Tennessee.

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 A. Andrew Jackson 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 $ full 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 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 30 day of March 19 78.

CAYTRONICS CORPORATION

By: Joe Cayre
Joe Cayre, its President

William M. Jackson
Margaret P. Jackson
Margaret P. Jackson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DICKSON

Personally appeared before me, Marsha J. Miller, a Notary Public in and for said County and State, the within named William M Jackson and Margaret P. Jackson,

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 Dickson, Tennessee, this 30th day of March, 1978.

Marsha J. Miller, Notary Public.

Commission expires 8/8/82

CO 47.40.21	MO 35.500.00
WD 4.00	MS
TD	ST 123.24
CC	ST 33.50
MR	PF 50
MEC	TOTAL 161.24

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ WESTCHESTER

Before me, ... a Notary Public of the State and County aforesaid, personally appeared JOE CAYRE

with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the CAYTRONICS 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 New York New York, this 30 day of MARCH, 19 78.

..... Notary Public.

Commission expires .....