This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
JACK J. COHEN, ET UX, ET AL

BOOK 5309 PAGE 321

TO
LSMS LAND AND INVESTMENT CORPORATION

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney at
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LSMS LAND & INVESTMENT CORP. (NAME)	S A M E (NAME)	
Route #3, Pecan Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,050.00 Wayne M. McCluskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June 1975.

Notary Public

MY COMMISSION EXPIRES: 2-11-80
(AFFIX SEAL)

NOTARY PUBLIC

FOR AND IN CONSIDERATION OF the sum of ----------TWENTY FIVE THOUSAND FIFTY and 00/100 ($25,050.00)---------- DOLLARS

of which $ 4,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, with the remainder the said grantees

has executed its promissory note in the principal sum of $21,050.00, of even date herewith, which said note is payable to the order of Morris Levine, Trustee. Said note provides for the payment of attorney's fees, if placed in the hands of an attorney for collection. Said note being payable at the rate of Two Thousand ($2,000.00) Dollars each six months, plus interest at the rate of 8% on the unpaid principal balance. The first payment of $2,000.00 is due and payable on December , 1978, and thereafter each six months until full payment is made.

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,

JACK J. COHEN and wife, BESSIE D. COHEN; B. B. DOUBLEDAY, JR.; LEON GILBERT; ROY S. JONES; and GEORGE MARGRAVE,

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

LSMS LAND AND INVESTMENT CORPORATION

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

(SEE ATTACHED DESCRIPTIONS)

JUL 10 78	CONV	25,050.00			
JUL 10 78	MORT'G	21,050.00			
JUL 10 78	S'TAX		B*	65.00	
JUL 10 78	S'TAX		B*	19.00	
JUL 10 78	PR'FEE		B*	.50	
JUL 10 78	W'DEED		B*	14.00	* 98.50

This is unimproved (X) improved ( ) property, known as Nashville, Davidson County, Tennessee

(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 unincumbered, except for 1978 taxes which are assumed by Grantee.

(SEE COVENANT OF WARRANTY ATTACHED)

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 DAVID J. LEVINE 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 $ ( ) 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 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 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 29 day of June 19 78.

LSMS LAND AND INVESTMENT CORPORATION

BY: James A. Lewis (President)

BY: Wayne McInturff (Secretary)

Leon Gilbert

Jack J. Cohen

Bessie D. Cohen

B. B. Doubleday, Jr.

Roy S. Jones

George Margrave

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named JACK J. COHEN and wife, BESSIE D. COHEN; B. B. DOUBLEDAY, JR.; LEON GILBERT; ROY S. JONES; and GEORGE MARGRAVE 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 29th day of June, 19 78.

Sarah Horne, Notary Public.

Commission expires 2-11-80.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared JAMES A. LEWIS and WAYNE McINTURFF, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary of the LSMS LAND AND INVESTMENT CORPORATION, the within named bargainor, a corporation, and that they as such President and Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 19 78.

James Lee, Notary Public.

Commission expires 12-5-79.

TRACT NO. 1 Indiana Avenue
Lot Numbered 27 in the plan of G. E. Jackson Subdivision
Marable
39 x 115
Field Book Number 11W 63110
Map and Parcel Number 92-9-98

TRACT NO. 2 Illinois Avenue
Lot Numbered 1102 in the plan of West Nashville 1 Block 162
35 x 150
Field Book Number 12W 12225
Map and Parcel Number 91-11-120

TRACT NO. 3 Illinois Avenue
Lot Numbered 1107 in the plan of West Nashville Block 164
25 x 150
Field Book Number 12W 12910
Map and Parcel Number 91-11-48

TRACT NO. 4 Herman Street
Part of Lot Numbered 14 in the plan of D. L. Lapsley
55 x 75
Field Book Number 11W 5315
Map and Parcel Number 92-6-272

TRACT NO. 5 Herman Street
Lot Numbered 14 in the plan of Roth Subdivision
McNairy
25 x 150
Field Book Number 11W 5145
Map and Parcel Number 92-6-234

TRACT NO. 6 Hart Street
Part of Lot Numbered 31 in the plan of Old Fair Grounds
106 x 46
Field Book Number 14W 21560
Map and Parcel Number 105-8-1.4

TRACT NO. 7 Georgia Avenue
Lot Numbered 820 in the plan of West Nashville Block 123
25 x 150
Field Book Number 12W 9005
Map and Parcel Number 91-11-275

TRACT NO. 8 Gay Street
Part of Lot Numbered 87 in the plan of Samuel Watkins
42 x 107
Field Book Number 4W 5650
Map and Parcel Number 93-5-006

TRACT NO. 9 43rd Avenue, North
Lot Numbered 24 in the plan of L.H.D. Subdivision 41 Clifton
50 x 150
Field Book Number 12W 7104
Map and Parcel Number 91-8-67

TRACT NO. 10 43rd Avenue, North
Lot Numbered 23 in the plan of L.H.D. Subdivision 41 Clifton
50 x 150
Field Book Number 12W 7106
Map and Parcel Number 91-8-68

TRACT NO. 11 Cecelia Street
Part of Lot Numbered 29 in the Plan of Owen's Buena Vista
35 x 145
Field Book Number 2W 11160
Map and Parcel Number 81-3-244

TRACT NO. 12 Fain Street
Part of Lot Numbered 3 in the plan of Hermitage Block H
35 x 130 x IR
Field Book Number 14W 13680
Map and Parcel Number 94-13-53

TRACT NO. 13 Donelson Street
Part of Lot Numbered 38 in the plan of Old Fair Grounds
50 x 126
Field Book Number 15W 50
Map and Parcel Number 105-8-21

TRACT NO. 14 Donelson Street
Part of Lot Numbered 38 in the plan of Old Fair Grounds
100 x 73 x 53
Field Book Number 15W 55
Map and Parcel Number 105-8-22

TRACT NO. 15 Dakota Avenue
Block Numbered 34 in the plan of Charlotte Pike 2nd Extension
114 x 152 x IR
Field Book Number 11W 72500
Map and Parcel Number 92-13-259

TRACT NO. 16 3400 Dakota Avenue
Lot Numbered 144 in the plan of Hortense Place
50 x 150
Field Book Number 11W 72400
Map and Parcel Number 92-13-417

TRACT NO. 17 3404 Dakota Avenue
Lot Numbered 143 in the plan of Hortense Place
50 x 150
Field Book Number 11W 72405
Map and Parcel Number 92-13-418

TRACT NO. 18 Booker Street
Lot Numbered 100 in the plan of Falconer & Ashcraft Subdivision McNairy
35 x 106
Field Book Number 11W 6390
Map and Parcel Number 92-6-488

TRACT NO. 19 Warren Street
Parts of Lots Numbered 16 and 17 in the plan of G. M. Holts Subdivision
65 x 138
Field Book Number 4W 3875
Map and Parcel Number 16-0-698

TRACT NO. 20 Batavia Street
Lot Numbered 35 in the plan of Falconer & Ashcraft Subdivision McNairy
36 x 106
Field Book Number 11W 5633
Map and Parcel Number 92-6-443

TRACT NO. 21 Batavia Street
Part of Lot Numbered 62 in the plan of College Hill Section 2
50 x 66 x 38
Field Book Number 11W 5715
Map and Parcel Number 92-5-182

TRACT NO. 22 Argyle Avenue
Part of Lot Numbered 35 in the plan of Bransford Realty
Resubdivision S. B. Hill
10 x 145
Field Book Number 16W 15210
Map and Parcel Number 105-5-258

TRACT NO. 23 Indiana Avenue
Lot Numbered 1117 in the plan of Block 160 West Nashville 1
25 x 150
Field Book Number 12W 11265
Map and Parcel Number 91-11-144

TRACT NO. 24 Indiana Avenue
Lot Numbered 511 in the plan of West Nashville Block 83
25 x 150
Field Book Number 12W 11065
Map and Parcel Number 91-12-36

TRACT NO. 25 18th Avenue South
Part of Lot Numbered 3 in the plan of Lenox Place
6 x 141
Field Book Number 24W 2013
Map and Parcel Number 104-12-218

TRACT NO. 26 1110 Lillian Avenue
Part of Lot Numbered 127 in the plan of East Edgefield Addition
40 x 170
Field Book Number 18W 5210
Map and Parcel Number 83-13-134

TRACT NO. 27 1403 Straightway Avenue
North part of Lot Numbered 11 in the plan of Resubdivision
28-29-30 Brownsville
40 x 80
Field Book Number 27W 13850
Map and Parcel Number 72-14-100

TRACT NO. 28 Myrtle Street
Lot Numbered 1 in the plan of Kizer Subdivision Neill S. Brown
47 x 25
Field Book Number 19W 15800
Map and Parcel Number 82-12-193

TRACT NO. 29 Land in Davidson County, Tennessee:
West Trinity Lane
Lot Numbers 74 and 75
50 x 125
Field Book Number 12D 75720 (13DA 29435)
Map and Parcel Number 70-8-141

TRACT NO. 30 2234 Batavia Street
Lot Numbered 41 in the plan of Davis Subdivision E. Harding
25 x 158
Field Book Number 11W 5460
Map and Parcel Number 92-7-198

Title to Tracts Nos. 1 through 24, inclusive, is vested in Jack J. Cohen and wife, Bessie D. Cohen; B. B. Doubleday, Jr.; and Leon Gilbert, by certified decrees of Chancery Court of Davidson County, Tennessee, of record in the Register's Office for Davidson County, Tennessee, as follows:

Tract No. 1	--	Book 4963, page 834
Tract No. 2	--	Book 4759, page 501
Tract No. 3	--	Book 4759, page 505
Tract No. 4	--	Book 4753, page 462
Tract No. 5	--	Book 4753, page 450
Tract No. 6	--	Book 4764, page 600
Tract No. 7	--	Book 4764, page 536
Tract No. 8	--	Book 4753, page 454

(NOTE: By quitclaim deed from Leon Gilbert, B. B. Doubleday, Jr., Jack J. Cohen and wife, Bessie D. Cohen, to George Margrave, of record in Book 5185, page 888, Register's Office for Davidson County, Tennessee, a one-fourth interest in above described Tract No. 8 was conveyed to the said George Margrave, who joins in this deed for the purpose of conveying to the Grantee his interest in said Tract No. 8 and divesting himself of any title he has in said Tract No. 8.

Tract No. 9	--	Book 4759, page 493
Tract No.10	--	Book 4764, page 556
Tract No.11	--	Book 4743, page 128
Tract No.12	--	Book 4764, page 592
Tract No.13	--	Book 4764, page 540
Tract No.14	--	Book 4764, page 588
Tract No.15	--	Book 4753, page 751
Tract No.16	--	Book 4963, page 842
Tract No.17	--	Book 4753, page 739
Tract No.18	--	Book 4753, page 422
Tract No.19	--	Book 4753, page 398
Tract No.20	--	Book 4753, page 434
Tract No.21	--	Book 4753, page 430
Tract No.22	--	Book 4764, page 580
Tract No.23	--	Book 4759, page 497
Tract No.24	--	Book 4764, page 564

Title to Tracts Nos. 25 through 29, inclusive, is vested in Jack J. Cohen and wife, Bessie D. Cohen; and Leon Gilbert, by certified decrees of Chancery Court of Davidson County, Tennessee, of record in the Register's Office for Davidson County, Tennessee, as follows:

Tract No.25	--	Book 4778, page 95
Tract No.26	--	Book 4773, page 953
Tract No.27	--	Book 4773, page 973
Tract No.28	--	Book 4773, page 957
Tract No.29	--	Book 5296, page 475

Title to Tract No. 30 is vested in Leon Gilbert; Roy S. Jones; Jack J. Cohen and wife, Bessie Cohen, by certified decree of Chancery Court of Davidson County, Tennessee, of record in the Register's Office for Davidson County, Tennessee, as follows:

Tract No.30	--	Book 4749, page 354

We further covenant and bind ourselves, each in the proportion of ownership outlined above, our heirs and representatives, to warrant and defend the title to said real estate to said LSMS Land and Investment Corporation, its successors and assigns, against the lawful claims of all persons in a Court of competent jurisdiction, our liability on each parcel to be limited to the amounts set out beside each parcel of land listed below.

Further, the release of any parcel of land will be furnished upon payment of the amount set out beside said parcel. Such payment will be credited on the unpaid balance due on the note herein secured, but will in no way be applied on, or affect the regular payment due on said note.

Tract No. 1	Indiana Avenue	--	$ 580.00
Tract No. 2	Illinois Avenue	--	$ 680.00
Tract No. 3	Illinois Avenue	--	$ 530.00
Tract No. 4	Herman Street	--	$ 580.00
Tract No. 5	Herman Street	--	$ 580.00
Tract No. 6	Hart Street	--	$1680.00
Tract No. 7	Georgia Avenue	--	$ 430.00
Tract No. 8	Gay Street	--	$3214.00
Tract No. 9	43rd Avenue, North	--	$ 680.00
Tract No. 10	43rd Avenue, North	--	$1280.00
Tract No. 11	Cecelia Street	--	$ 880.00
Tract No. 12	Fain Street	--	$ 480.00
Tract No. 13	Donelson Street	--	$1680.00
Tract No. 14	Donelson Street	--	$1680.00
Tract No. 15	Dakota Avenue	--	$1080.00
Tract No. 16	3400 Dakota Avenue	--	$ 780.00
Tract No. 17	3404 Dakota Avenue	--	$1080.00
Tract No. 18	Booker Street	--	$ 980.00
Tract No. 19	Warren Street	--	$ 580.00
Tract No. 20	Batavia Street	--	$ 580.00
Tract No. 21	Batavia Street	--	$ 460.00
Tract No. 22	Argyle Avenue	--	$ 416.00
Tract No. 23	Indiana Avenue	--	$ 730.00
Tract No. 24	Indiana Avenue	--	$ 430.00
Tract No. 25	18th Avenue South	--	$ 330.00
Tract No. 26	1110 Lillian Avenue	--	$ 580.00
Tract No. 27	1403 Straightway Avenue	--	$ 430.00
Tract No. 28	Myrtle Street	--	$ 380.00
Tract No. 29	West Trinity Lane	--	$ 880.00
Tract No. 30	2234 Batavia Street	--	$ 380.00

E 7.5 8 2 1:

IDENTIFICATION REFERENCE

JUL 10 4 04 PM '78

FEE