This instrument prepared by:
Fitzgerald Parker, Attorney,
18th Floor, First American Center
Nashville, Tennessee 37238

Installment Deed

BOOK 5436 PAGE 932

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AUTO DIESEL SALES & SERVICE CO.	SAME	82-12
(NAME:) 938 Main Street	(NAME:)	par. 307pc.
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS)	18W480
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

3428 05/17 [illegible] CHECK

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000)------ *Dollars, of which* One Thousand Dollars ($1,000)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Forty Nine Thousand ($49,000) ------- *Dollars,* Diesel Sales & Service Company *has executed* its Promissory Note payable to the order of Tennie K. McGhee in one hundred twenty (120) equal installments of $634.05 each, said monthly payments being amortized so as to include principal and interest at the rate of 9-1/2% per annum,

and 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, I, Tennie K. McGhee

have this day bargained and sold, and do hereby transfer and convey unto the said Diesel Sales & Service Company its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beginning at a point in the South right-of-way of Main Street 1.14 feet Westerly from the Northeast corner of Lot No. 8 in Payne's Addition to Edgefield (now East Nashville), and being also 1.14 feet Westerly from the Northeast corner of the property conveyed to Tennie K. McGhee by deed from H. O. Balls of record in Book 4810, Page 801, Register's Office for Davidson County; thence Westerly with the right-of-way of Main Street 38.86 feet to the Northwest corner of said property conveyed to Tennie K. McGhee by H.O. Balls and the Northeast corner of the Diesel Sales & Service property; thence South 22°40'36" East with the West line of said Tennie K. McGhee property being the common boundary between said property and the Diesel Sales & Service property 160.01 feet more or less to the North margin of an alley; thence with said margin of said alley North 65°5' East 42.53 feet to a point being the Southeast corner of the property conveyed to Tennie K. McGhee by Harriet Bubis by Deed of Exchange of record in Book 5430, Page 627, of said Register's Office; thence North 23°59'23" West 159.95 feet more or less to the point of beginning.

Being the same property conveyed to Tennie K. McGhee by Deed of Exchange from Harriet Bubis of record in Book 5430, Page 627, RODC, and part of the property conveyed to Tennie K. McGhee by deed from H.O. Balls of record in Book 4810, Page 801, of said Register's Office..

See attached copy of survey by Joe Charles Wilson, Sr., License No. 654, conducted December, 1978.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 17th day of May, 19 79

Victoria B. Jeffers
Affiant

Sue E. Cole
Notary Public

My commission expires: 10/22/81
(Affix Seal)

NOTARY PUBLIC DAVIDSON

This is improved ( ) unimproved ( ) property, known as 938 Main Street (House Number) Nashville, Tennessee (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 Diesel Sales & Service Company, its *(successors), heirs and assigns forever.* I *covenant that* I am *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* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Diesel Sales & Service Company *(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 Diesel Sales & Service Company *hereinafter referred to as trustors, hereby transfer and convey unto* Daniel R. Loftus, *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:*

Trustors 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 the sum of $ and public liability insurance in the limits of $100,000 and $300,000 *, 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.*

Trustors further agree 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.

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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 Registers 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.

Witness our hand s this First day of May, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennie K. McAfee

Retail Sales and Service Co. Inc.
By Victoria S. Jackson
Chief Executive Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sue Ellen Burgett *a Notary Public in and for said County and State,* Jennie K. McAfee

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

Witness my hand and official seal at Nashville *Tennessee, this* 17th *day of* May, *19*79

Sue Ellen Burgett *Notary Public*

Commission expires 10/12/82

SUE ELLEN BURGETT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Sue Ellen Burgett *a Notary Public of the State and County aforesaid, personally appeared* Victoria S. Jackson *with whom I am personally acquainted, and who, upon oath, acknowledged* herself *to be* Chief Executive Officer *of the* Retail Sales and Service Co. Inc. *the within named bargainor, a corporation, and that* She *as such* Chief Executive Officer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* herself *as* Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 17th *day of* May, *19*79

Sue Ellen Burgett *Notary Public*

Commission expires 10/12/82

SUE ELLEN BURGETT NOTARY PUBLIC DAVIDSON COUNTY

INSTALLMENT DEED

FROM

TO

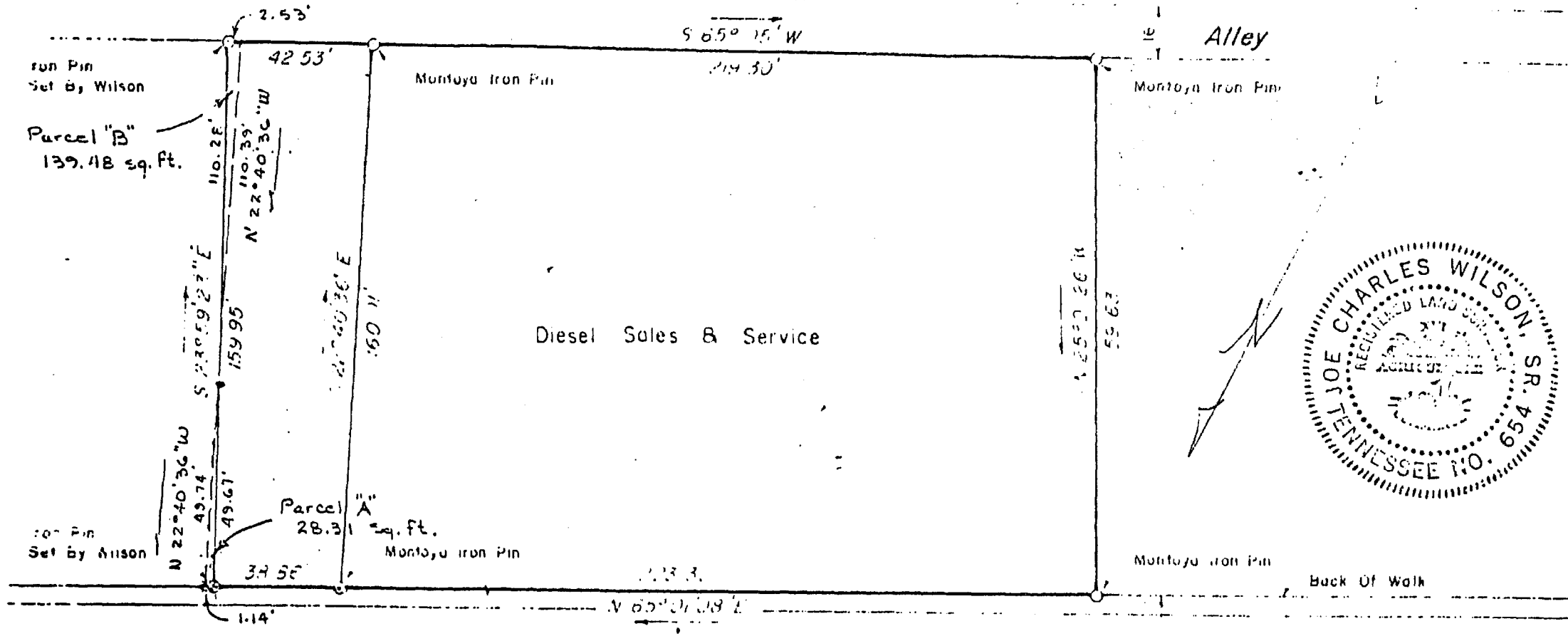
F 29826

IDENTIF. REFERENCE

MAY 17 11 26 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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Main Street

JOE CHARLES WILSON, SR.
REGISTERED LAND SURVEYOR
TENNESSEE NO. 654

CERTIFICATE OF ACCURACY
We Hereby Certify That This Is A True And Accurate Survey To The Best Of Our Belief And Knowledge.

By: _____

License No 654

Back Of Walk

Scale 1" = 40'-0"

Whitsitt · Gavin · Holcomb, Inc
Engineers / Architects

Tennie Kate McGnee

RECORDER'S MEMO:
[illegible] of Writing, Typing or Printing in This Document Was Received.

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			49000.00- MO	
			130.00 CO TX	
			47.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.50-
3428A	05/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29826

IDENTIF. REFERENCE

MAY 17 11 26 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684545