This instrument prepared by
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

Installment Deed

BOOK 5440 PAGE 994

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Beckham	Same	Map 138
(NAME:) c/o Combine Music	(NAME:)	
35 Music Square East		Parcel 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		(4D 22850)
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixty-five Thousand Dollars ($65,000.00) XXXXXX

of which Thirteen Thousand Dollars ($13,000) ..... XXXXXX *has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Fifty-two Thousand Dollars ($52,000) ..... XXXXXX,

ROBERT J. BECKHAM ..... *has executed*

his promissory note of even date herewith in the principal amount of $52,000 payable to the order of Al Phillips, Jr., and Maurice W. Pinson doing business as Phillips & Pinson Co., a partnership, in eight equal annual installments of $6,500 each, plus interest at the rate of 11-1/4% per annum on the unpaid principal balance, with the first such installment falling due three years from the date thereof, and the remaining such installments on the same day of each succeeding year until paid in full. Interest only at the rate of 11-1/4% per annum is to be paid on the principal balance one and two years from the date hereof. Such note may be prepaid in part or in full at any time without penalty

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, Al Phillips and Maurice W. Pinson doing business as Phillips & Pinson Co. ..... *have this day bargained and sold, and do hereby transfer and convey unto the said* Robert J. Beckham, his ..... XXXXXXX, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by A & A Engineers, Inc., dated July 4, 1970, described as follows: Beginning with an iron pin located in a common corner being the southeastern corner of the Rose Lathan property, the southwestern corner of the L. P. Pate property and the northern right-of-way margin of Couchville Pike, Davidson County, Tennessee; thence along the northern right-of-way margin of Couchville Pike south 45 degrees 34 minutes east 451.3 feet to an iron pin; thence south 59 degrees 46 minutes east 295.8 feet to an iron pin; thence south 54 degrees 01 minutes east 151.88 feet to an iron pin; thence leaving said right-of-way south 86 degrees 39 minutes east 627.65 feet to an iron pin; thence north 6 degrees 59 minutes west 1398.9 feet to an iron pin; thence north 71 degrees 31 minutes east 339.33 feet to an iron pin; thence north 4 degrees 25 minutes west 1366.28 feet to an iron pin; thence north 85 degrees 25 minutes west 1208.05 feet to an iron pin; thence south 4 degrees 06 minutes west 2371.25 feet to the point of beginning, containing 79.72 acres, more or less.

Being the same property conveyed to Al Phillips, Jr., and Maurice W. Pinson d/b/a Phillips & Pinson Co., by deed from Walter H. Crouch, Substitute Trustee, of record in Book 4987, page 477, Register's Office of said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value which[illegible] for this transfer is $65,000

Subscribed and sworn to before me, this the 25 day of May 19 79

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, XXXXX located on Couchville Pike, Davidson County, Tennessee
(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 Robert J. Beckham, his ..... XXXXXXX, *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,* except for 1979 taxes and easements of record, if any. We ..... *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert J. Beckham, his ..... XXXXXXX, *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 Robert J. Beckham and wife, Shirley J. Beckham ..... *hereinafter referred to as trustors, hereby transfer and convey unto* James R. Cheshire, III ..... *, 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX *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 protect the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and 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 said 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 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. The proceeds 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 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" as used herein shall apply to parties both singular and plural.

Witness our hands and seals this 23rd day of May, 1979, the corporate party of the second part has caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT J. BECKHAM

SHIRLEY J. BECKHAM

AL PHILLIPS, JR.

MAURICE W. PINSON

DOING BUSINESS AS PHILLIPS & PINSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn Sells, a Notary Public in and for said County and State, Robert J. Beckham and wife, Shirley J. Beckham, the within named 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 23 day of May, 1979.

Commission Expires MAY 2, 19[illegible]

Carolyn Sells
Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marilynn Dalton, a Notary Public of the State and County aforesaid, personally appeared Al Phillips, Jr., and Maurice W. Pinson d/b/a Phillips & Pinson Co., a partnership, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, this 25th day of May, 1979

My Commission Expires November 6, 1979

Marilynn Dalton
Notary Public

Commission expires.....

5311 3/25 203.50- CHECK

INSTALLMENT DEED

FROM AL PHILLIPS, JR., and MAURICE W. PINSON d/b/a PHILLIPS & PINSON Co.

TO

ROBERT J. BECKHAM

F. 3. I. 3. I. T.

IDENTIF. REFERENCE

MAY 25 3 17 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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

BOOK 5440 PAGE 996

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00-	CO
			52000.00-	MO
			169.00	CO TX
			50.00	MO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 283.50-
5311	A	05/25/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 1 3 1 1

IDENTIF. REFERENCE

MAY 25 3 17 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 686363