ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
NEALY W. PERRY (NAME)	OWNER (NAME)	94
822 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	2DA-67020

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of $90,000.00
Ninety Thousand & No/100 ---------- DOLLARS

of which $ 26,100.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees NealyW. Perry has executed his Promissory Note of even date in the amount of Sixty Three Thousand Nine Hundred & No/100 Dollars ($63,900.00) payable to the order of NASHVILLE AUTO AUCTION, INC. in monthly installments of Seven Hundred Twenty-Six & 29/100 Dollars ($726.29) each. First of said installments being due and payable on the 11th day of July, 1979 and thereafter a like sum on the same day of each succeeding month for a total of one hundred eighty (180) monthly installments. The final installment being due and payable on or before the 11th day of June, 1994 in the amount of Seven Hundred Twenty-Four & 34/100 Dollars ($724.34). Said installments include principal and interest at the rate of eleven percent (11%) per annum; said payment to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

Privilege is reserved of paying any number of said monthly payments or the entire indebtedness may be paid at any time without penalty.

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.

NASHVILLE AUTO AUCTION, INC.

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

NEALY W. PERRY

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

BEING a small tract of land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, and shown on a copy of a survey made by William A. Pitts, Surveyor, dated May, 1947, and being a part of Tract "B" of the Lucille Campbell Tract, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, dated April 12, 1952, as follows:
BEGINNING at a point in the northerly margin of Lebanon Road in the eastern boundary line of the property conveyed to Nashville Auto Auction, Inc., by deed of record in Book 3129, page 481; thence with said Nashville Auto Auction, Inc., easterly line in a northerly direction 297.25 feet to a point in the southwesterly corner of F.Ray Edenfield property; thence with Edenfield's southerly line in a southeasterly direction 96.6 feet to a point in a westerly line of Edenfield property; thence with Edenfield's westerly line in a southerly direction 260 feet to a point in the northerly margin of Lebanon Pike; thence with said margin, westwardly 100 feet to the point of beginning.
BEING the same property conveyed to Nashville Auto Auction, Inc. by deed from Evergreen Land Company of record in Book 5110,page 45,Register's Office for Davidson County,Tennessee

This is improved (-)
unimproved (X) property known as 1410 Lebanon Road,Nashville, 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 convenant 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 E.E.(Bo) Edwards 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 $ 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 11th day of June 19 79

NASHVILLE AUTO AUCTION, INC.

By: Thomas W. Beasley
Thomas W. Beasley, President

x Nealy W. Perry
Nealy W. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of June 19 79

My commission expires 8-26-80 (Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nealy W. Perry the 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 this 11th day of June 19 79

Commission Expires 8-26-80

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas W. Beasley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Nashville Auto Auction, 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 this 11th day of June 19 79

Commission Expires 8-26-80

Notary Public

INSTALLMENT DEED

FROM
Nashville Auto Auction, Inc.
TO
Neal W. Perry

F 33901

IDENTIF. REFERENCE

JUN 11 2 53 PM '79
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
DOBSON AND JOHNSON, INC.
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Published by
Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1005—HESSEY 4-1-79

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

BOOK 5448 PAGE 182

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
			90000.00-	CO
			63900.00-	MO
			234.00	CO TX
			61.90	MO TX
			.50	PRFEE
			4.00	WDEED
			CHECK 300.40-	
8633A06/11/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 33901

IDENTIFICATION REFERENCE

JUN 11 2 53 PM '79
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 689592