ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rapid Ways, Inc. (NAME)	RAPID WAYS, INC. (NAME)	
437 ENOS REED DR. (STREET ADDRESS OR ROUTE NUMBER)	9th & Burlington Box 12463 (STREET ADDRESS)	106-5
NASHVILLE (CITY) TN. (STATE) 37210 (P. O. ZONE)	North Kansas City (CITY) Mo. (STATE) 64116 (ZONE)	par. 140 Re

INSTALLMENT DEED

BOOK 5493 PAGE 49

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twelve Thousand and no/100 ($212,000.00)---------- DOLLARS of which $ 51,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a promissory note of even date herewith in the original principal amount of Fifty-one Thousand and no/100 ($51,000.00) Dollars, payable in full on September 30, 1979, and in further consideration, hereby assume and agree to pay the unpaid balance of a note dated November 26, 1975, in the original principal amount of One Hundred Fifty Thousand and no/100 ($150,000.00) Dollars plus interest at the rate of eight and three-quarters (8 3/4%) percent per annum, payable as specified therein, and secured by an Installment Deed of record in Book 4978, page 246, Register's Office for Davidson County, 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.

R & L Investment Company, a partnership,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Rapid Ways, Inc., a Missouri corporation,

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

(See attached Exhibit "A")

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. SEP 4 4 03 PM '79

IDENTIF. REFERENCE

F-50001

This is improved ( ) unimproved (X) property known as 437 Enos Reed Drive, 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 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 which are prorated and assumed by grantees and as otherwise provided herein. 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 Don L. Smith 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 $ fmv 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 4 day of September 19 79

R & L INVESTMENT COMPANY

By: Lewis F. Dickens
Lewis F. Dickens, Partner

BY: Ray B. Baucom
Ray B. Baucom, Partner

RAPID WAYS, INC.

By: Erwin E. O'Dell pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 212,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of September 19 79

My commission expires July 18, 1982 (Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo M. McClurkan, a Notary Public in and for said County and State, the within named Lewis F. Dickens and Ray B. Baucom, partners of R & L Investment Company, a partnership, the bargainor, 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 4th day of September 19 79.

Commission Expires July 18, 1982

Jo M. McClurkan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jo M. McClurkan, a Notary Public of the State and County aforesaid, personally appeared Erwin E. O'Dell, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Rapid Ways, 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 him self as President

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 4th day of September 19 79

Commission Expires July 18, 1982

Jo M. McClurkan
Notary Public

This instrument was prepared by:
Don L. Smith, Attorney, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
Home Federal Tower, 230 Fourth Avenue North, Nashville, Tennessee 37219
Name Address

INSTALLMENT DEED

FROM

TO

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8-1-75

All that tract or parcel of land lying and being in the 6th Civil District of Davidson County, Tennessee, being Lot 2, Section Two, City View Park, as shown on a survey by Ragan-Smith & Associates, Inc., dated September 18, 1975, as recorded in Plat Book 4885, page 83, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly side of Enos Reed Drive, said street having a right-of-way of 60 feet at this point, 175.69 feet westerly as measured along the southerly margin of Enos Reed Drive from the point formed by its intersection with the westerly margin of Polk Avenue, if said streets were extended to form an angle rather than a curve; thence south 1° 37' west a distance of 272.40 feet to a point on the northwesterly margin of the property of L & N Railroad, said point being 30 feet from the centerline of said railroad property; thence south 63° 00' west along the northwesterly margin of said railroad property a distance of 286.41 feet to a point; thence North 84° 27' West a distance of 38.73 feet to a point, which point is on the northwesterly margin of said railroad property and being 50 feet from the centerline of said railroad property; thence continuing along the northwesterly margin of said L & N Railroad property along the arc of a curve having a radius of 2068.15 feet a distance of 23.65 feet to the southeasterly corner of Lot 3, Section One, City View Park, as recorded in Book 4860, page 49, R. O. D. C., Tennessee; thence north 3° 06' 45" East a distance of 416.85 feet to a point on the southerly margin of Enos Reed Drive, said street having a right-of-way of 60 feet at this point; thence along the southerly margin of said Enos Reed Drive South 86° 53' 15" East 15.24 feet to a point; thence continuing along the southerly margin of said Enos Reed Drive along a curve having a radius of 3928.56 feet, a distance of 103.02 feet to a point; thence continuing along the southerly margin of said Enos Reed Drive South 88° 23' 24" East a distance of 182.18 feet to the point of beginning.

Being the same property conveyed to R & L Investment Company, a partnership by deed from Transpo General, Inc., a Tennessee corporation of record in Book 4978, page 246, said Register's Office.

This conveyance is subject to the following restrictions:

(a) An easement for a sewer and water main granted Tennessee Industrial School, by deed from Christ Benzenhafer and wife, of record in Book 372, page 393, said Register's Office.

(b) Restrictions and an exclusive easement for right to install an antenna on the top of any structure which might be erected by Grantee or his heirs or assigns, in line of sight from the existing antenna on the W. S. I. X. Building on Murfreesboro Pike to the W. S. I. X. Transmission together with an exclusive easement for a cable to connect the relocated antenna to the W. S. I. X. Building as setout in Deed Book 4680, page 337, said Register's Office.

(c) The recorded plan shows an Owner's Certificate, a 10 foot public utility and drainage easement along the westerly, easterly and rear lines of said lot, a 15 foot drainage easement running northwest to southeast through middle portion of said lot, a 5 x 30 foot utility anchor easement located on the northwest and northeast front corners of said lot, and an easement for railroad spur tract located on the southwesterly rear portion of said lot.

09/04 609.70- CHECK
9062

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5493 PAGE 52

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			212000.00-	CO
			51000.00-	MO
			551.20	CO TX
			49.00	MO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 609.70-
			9062A09/04/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.50001

IDENTIF. REFERENCE

SEP 4 4 03 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 709435