ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
R. R. Pearsall, et al (NAME)	same (NAME)	Map 105-2
396 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	parcel 256
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	

INSTALLMENT DEED

BOOK 5531 PAGE 92

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand and no/100 ($70,000.00)--- DOLLARS

of which $ 5,000.00 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 Sixty-Five Thousand ($65,000.00) Dollars payable to the order of the Grantor and payable in five equal annual installments, plus interest at the rate of thirteen and one-half (13 1/2%) percent per annum on the unpaid balance, with the first of such installments of principal plus accrued interest to be made one year from date hereof, and the remaining four installments of principal plus accrued interest to be made on the same date thereafter in each succeeding year until paid in full. This note or any part thereof may be prepaid 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.

Block Walnut Processing Corporation, a Tennessee corporation,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto R. R. Pearsall and John C. Jenkins, Jr., as tenants in common,

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

See Exhibit "A" attached hereto.

This conveyance is subject to:

(a) Easement for right of way of N. C. & St. L. Railway lying within description of premises by reason of Charter Rights, if any.

(b) Easement for right of way of Bass Street, 7th Avenue South and Oak Street, at the intersection of said streets lying within boundaries of premises hereinabove described.

This is improved (X) unimproved ( ) property known as 918 Vine Street, 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, except for 1979 taxes which shall be pro rated and paid by grantee, and as otherwise noted 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 grantors 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 15th day of Nov. 19 79

Jennie L. Cox Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this the 15 day of November 19 79

My commission expires 12/9/80 (Affix Seal)

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lois Chenoweth, a Notary Public in and for said County and State, the within named A.R. Pearsall and John C. Jenkins, Jr. 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, Tenn. this 15 day of November 19 79

Commission Expires 12/9/80 Lois Chenoweth Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lois Chenoweth, a Notary Public of the State and County aforesaid, personally appeared Jennie L. Cox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Black Walnut Processing Corp., 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, Tenn. this 15 day of November 19 79

Commission Expires 12/9/80 Lois Chenoweth Notary Public

This instrument was prepared by:
Don L. Smith, Attorney
700 Home Federal Tower, 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

Exhibit "A"

Being the northerly parts of Lots Nos. 11 to 16, inclusive, all of Lots Nos. 17 and 18 and a 10 foot alley lying between Lot 17 and Lots Nos. 11 to 16 inclusive, on the plan of Alexander W. Campbell and wife's Addition to South Nashville, as of record in Book 18, page 649, Register's Office for said County, described partly according to a survey made by John M. Sullivan, County Surveyor, March 4, 1954, as follows:

Beginning at a point in the northeasterly margin of 7th Avenue South, formerly Vine Street, at the common corner of Lots Nos. 18 and 19 on said plan; thence with the northeasterly margin of 7th Avenue South, southeasterly 40 feet to the common corner of said lots Nos. 17 and 18; thence with the same, South 35° east 155.9 feet to the intersection of 7th Avenue South and Bass and Oak Streets; thence with the northwesterly margin of Oak Street north 40°17' East 192.4 feet to the southwesterly margin of a 15 foot alley adjoining the right-of-way of the N. C. & St. L. R. R.; thence with the southwesterly margin of said alley, as follows: North 57°56' west 64.33 feet to the southeasterly margin of a 10 foot alley, now closed, north 55°55' west 52.6 feet to the common corner of said lots Nos. 17 and 18, and northwesterly 42.6 feet, more or less, to the common corner of said Lots Nos. 18 and 19; thence with the line between said Lots 18 and 19, southwesterly 125 feet to the beginning.

Being the same property conveyed to Block Walnut Processing Corporation, a Tennessee corporation, by deed from Block Realty Comapny, Inc., of record in Book 3285, page 322, Register's Office for Davidson County, Tennessee.

F63488

IDENTIF. REFERENCE

Nov 15 11 59 AM '79

FELIX Z. MANSON III REGISTER
DAVIDSON COUNTY, TENN.

Exhibit "A"

5899 11/15 [illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5531 PAGE 95

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
			70000.00- CO	
			65000.00- MO	
			168.00 CO TX	
			63.00 MO TX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	284.50-
5095A	11/15/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-63488

IDENTIF. REFERENCE

NOV 15 11 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 725775