This instrument prepared by: INDEPENDENT TITLE COMPANY,One Commerce Pl.-1704,Nashville,Tenn.372

Address New Owner(s) as follows:	Send Tax Bill to:	Map-Parcel Numbers:
J.M.R.INVESTMENTS P. O. Box 121086 Nashville, Tennessee 37212	J.M.R.INVESTMENTS P. O. Box 121086 Nashville, Tennessee 37212	92-16 4 21W-08917

INSTALLMENT DEED BOOK 5542 PAGE 805

FOR AND IN CONSIDERATION OF the sum of SEVEN HUNDRED THOUSAND & 00/100 DOLLARS ($700,000.00) of which $190,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said Grantee has executed a Promissory Note of even date herewith in the amount of FIVE HUNDRED TEN THOUSAND & 00/100 DOLLARS ($510,000.00), to be paid in equal monthly installments as follows: On the 1st day of January, 1980, the sum of Three Thousand Six Hundred Fifty-Three & 80/100 Dollars ($3,653.80), and thereafter a like sum on the same day of each succeeding month for a total of sixty (60) monthly installments with a final or sixty-first (61st) installment being due in the amount of Four Hundred Thirty-Five Thousand, One Hundred Fifty-Two & 77/100 Dollars ($435,152.77). Said monthly installments include both principal and interest at the rate of six percent (6%) per annum; payment to be applied first to interest and balance to principal until the entire amount of both principal and interest shall have been paid in full. The first of said installments due on the 1st day of January, 1980, and the final installment due on the 1st day of January, 1985,

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.

MEDICAL PROPERTIES, LIMITED

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

J.M.R.INVESTMENTS

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

BEING part of Lot No.156 on the Plan of Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, and described according to an unregistered copy of survey thereof made by Hal T. Swann, Jr., Surveyor, dated December 1, 1964.

SAID part of said lot fronts 150 feet on the northerly side of Hayes Street, and extends back between parallel lines, along the westerly margin of 21st Avenue, North, 180 feet to an alley in the rear.

BEING the same property conveyed to Medical Properties, Limited, by deed from Malcolm H. Chapman and Elizabeth Miller Chapman, of record in Book 3501, page 355, Register's Office for Davidson County, Tennessee, and by deed from Crawford W. Adams and Barbara Ann Adams, of record in Book 3535, page 149, said Register's Office.

This is improved property known as 121 Twenty-First Avenue,North, Nashville, Tennessee 37203

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 unemcumbered.

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 Howard L. Gibson, 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 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.

ADDENDUM HERETO ATTACHED

IN WITNESS WHEREOF, we the said grantors and grantees, having hereunto set our hands this the 30th day of November, 1979.

GRANTORS

MEDICAL PROPERTIES, LIMITED

BY: _____
Ben G. Alper, M.D.

_____
Crawford W. Adams, M.D.

_____
J. Lanier Wyatt, M.D.

_____
J. Kenneth Jacobs, M.D.

GRANTEE

J. M. R. INVESTMENTS

BY: _____
Joe M. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 700,000.00 .

x _____
Affiant

Subscribed and sworn to before me, this the 30th day of November, 1979.

My commission expires 8-26-80

_____
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 Ben J. Alper, M.D., Crawford W. Adams, M.D., J.Lanier Wyatt, M.D. and J.Kenneth Jacobs, M.D., all general partners of Medical Properties, Limited, and Joe M. Rodgers, owner of J.M.R. Investment, the 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, this 30th day of November, 1979.

Commission expires 8-26-80

_____
Notary Public

F 6 7 7 3 0

IDENTIFICATION REFERENCE

DEC 12 9 45 AM '79

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

12/12 23[illegible]-55- CHECK

1287

BOOK 5542 PAGE 808

ADDENDUM

Medical Properties Limited, Grantors, and J.M.R.Investments, Grantee, hereby agree as follows:

1. In the event the Grantee is required to construct a 2-hour fire resistive wall referred to in an agreement dated September 26, 1963 and of record in Book 3640, page 547, Register's Office for Davidson County, Tennessee, Grantors agree to pay any and all costs incurred in said construction up to but not exceeding $10,000.00, in the event said construction occurs on or before January 1, 1985.

2. In the event the Granteeis required to construct said fire resistive wall after January 1, 1985, Grantee shall be responsible for all costs that Grantee incurs in connection with said construction.

IN WITNESS WHEREOF the parties have executed this addendum on this the 30th day of November, 1979, and which is made a part of the terms and conditions of the Installment Deed that is being recorded simultaneously herewith.

GRANTORS

MEDICAL PROPERTIES, LIMITED

By _____
Ben J. Alper, M.D.

_____
Crawford W. Adams, M.D.

_____
J.Lanier Wyatt, M.D.

_____
J.Kenneth Jacobs, M.D.

GRANTEE

J.M.R. INVESTMENTS

BY _____
Joe M. Rodgers

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5542 PAGE 809

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
			700000.00-	CO
			510000.00-	MO
			1820.00	CO TX
			508.00	MO TX
			.50	PRFEE
			12.00	MDEED
			CHECK 2340.50-	
1287A12/12/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F67730

TENNESSEE REAL ESTATE TRANSFER

DEC 12 9 45 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 731001