INSTALLMENT DEED

For and in Consideration of the sum of TWO HUNDRED THOUSAND and no/100 - - - - ($200,000.00) - Dollars,

of which Twenty Thousand and no/100 ($20,000.00) - - - - - - - - Dollars,

has been paid in cash by DRURY DEVELOPMENT CORPORATION

the receipt of which is hereby acknowledged, and for the remainder - - - - - - - - - - - - - - -

One Hundred Eighty Thousand and no/100 ($180,000.00) - - - - - - Dollars,

the said Drury Development Corporation has

executed its Installment Deed Note payable to the Grantors herein in monthly installments of Two Thousand Two Hundred Eighty and 60/100 ($2,280.60) Dollars, including principal and interest at the rate of nine (9%) percent per annum, beginning on the 28th day of May, 1980, and a like payment due on the 28th day of each consecutive month thereafter for an additional 119 months until the entire principal balance and accrued interest are paid in full;

all of said notes bearing ~~six~~ nine per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, BILLY HITT and RUTH FINKELSTEIN, Executrix under the Will of Alfred Finkelstein, deceased, filed of record in the Probate Court of Davidson County, Tennessee, Docket No. 68547, and acting as such Executrix and pursuant to Tennessee Code Annotated §64-401, et seq,

have this day bargained and sold, and do hereby transfer and convey unto the said

Drury Development Corporation, its successors ~~heirs~~ and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land in 2nd Civil District of Davidson County, Tennessee, being Tract "D" on a survey made by Ragan-Smith & Associates, Inc., dated May 10, 1977, and being part of Lot 12 of Camelot on the Parkway, of record in Book 3842, page 198, Register's Office for Davidson County, Tennessee, and described from survey of Ragan-Smith & Associates, Inc., dated May 10, 1977, as follows:

BEGINNING at a point in the southerly margin of Glastonbury Road at the Northeast corner of the property conveyed to Metropolitan Nashville Airport Authority of record in Book 5169, page 398, said Register's Office; thence with the southerly margin of Glastonbury Road, easterly 266.05 feet to the beginning of a curve; thence around said curve, which has a radius of 40.0 feet, in a southeasterly direction 61.33 feet to the westerly margin of Briley Parkway; thence with the westerly margin of Briley Parkway, southerly 192.83 feet to a point; thence with the westerly margin of Briley Parkway, South 31° 46' 42" East, 260.20 feet to a point; thence South 58° 13' 18" West, 165.63 feet to a point; thence North 51° 24' 11" West 44.80 feet to a point; thence North 51° 24' 11" West, 258.27 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 717.98 feet, northwesterly 96.49 feet to a point; thence North 43° 42' 11" East, 86.73 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 40.64 feet to the point of beginning.

Being part of the property conveyed to Billy Hitt and Alfred E. Finkelstein by deed from Eva Hagan, Frank E. Hagan, Sr., Alfred M. Hagan, Jr., and William R. Hagan, of record in Book 4098, page 880, said Register's Office, and in deed from Metropolitan Nashville Airport Authority, of record in Book 5169, page 821, Register's Office for Davidson County, Tennessee, and pursuant to the Will of Alfred Finkelstein, deceased, naming Ruth Finkelstein as Executrix under Probate Court Docket NO. 68547, together with the provisions of T.C.A. §64-401, et seq.

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Drury Development Corporation, its successors ~~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 as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Drury Development Corporation, its successors ~~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 it in hand paid, _____, the said Drury Development Corporation _____

do hereby transfer and convey unto J. M. Grissim, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

_____, the said Drury Development Corporation

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 $130,000 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 interst may appear.

It 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 it 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 _____, the said Drury Development Corporation 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 it 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; _____ it 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 trust conveyance. it 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. It 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 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 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 Drury Development Corporation, its 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 ----------, Trustee, shall be vested in said successor.

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 hereunto set our hands at Nashville, Tennessee, this the 28th day of April 1980

DRURY DEVELOPMENT CORPORATION

BY: Alan Ewing

TITLE: Vice President

Billy Hitt

Billy Hitt

Ruth Finkelstein Extx

Ruth Finkelstein, Executrix under Will of Alfred Finkelstein, Deceased

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Hitt and Ruth Finkelstein, Executrix under the Will of Alfred Finkelstein, Deceased,

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 Tennessee, this 28th day of April, 1980

Commission Expires Feb 26, 1984

Sharon Mitchell, Notary Public.

NOTARY PUBLIC

STATE OF ----------

----------County.

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named ----------

the bargainor----, with whom I am personally acquainted, and who acknowledged that---------- executed the within instrument for the purposes therein contained.

Witness my hand and official seal at---------- this---------

day of----------, 19----

----------, Notary Public.

Commission Expires----------

STATE OF MISSOURI }
COUNTY OF CAPE GIRARDEAU }

BOOK 5601 PAGE 56

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles L. Drury, with whom I personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Drury Development Corporation, the within named bargainor, a corporation, and that he as such Vice 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 Vice President.

Witness my hand and seal, at office in Cape Girardeau, Missouri this 23th day of APRIL, 1980.

Mary F. Braden, Notary Public.

Commission expires October 30, 1981.

(over for additional acknowledgements)

85.50 12-7-79 CHECK

F 89034

IDENTIF. REFERENCE

MAY 12 2 07 PM '80

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

INSTALLMENT DEED

FROM
BILLY HITT and RUTH FINKELSTEIN,
Executrix

TO
DRURY DEVELOPMENT CORPORATION

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

TOLLEY CO. NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Drury Development Corporation (NAME)	SAME (NAME)	107-87
P. O. Box 910 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Cape Girardeau, Missouri 63709 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

J. M. Grissim, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

File

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 200,000.00

J. M. Grissim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1980

Notary Public

MY COMMISSION EXPIRES: 2/26/84

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5601 PAGE 57

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
			200000.00- CO	
			160000.00- MO	
			520.00 CO TX	
			176.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 710.50-	
8555A05/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89034

ESCROW REFERENCE

MAY 12 2 07 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 757269