Address of New Owner
& Tax Bills

C/o Show-Bud Guitar
414 Broadway
Nashville, TN.
37203

Map 150
Par 154

Prepared by:
Robert L. Sullivan
Neal & Harwell
800 Third Nat. Bk. Bldg.
Nashville, TN 37219

INSTALLMENT DEED

BOOK 5612 PAGE 270

FOR AND IN CONSIDERATION of Thirty Thousand Eight Hundred Ten and no/100 Dollars ($30,810.00), of which Ten Thousand and no/100 Dollars ($10,000.00) has been paid in cash to Perry F. Harris, Mack Magaha, and Porter Wagoner, the receipt of which is hereby acknowledged, and for the remainder of Twenty Thousand Eight Hundred Ten and no/100 Dollars ($20,810.00), the undersigned, HAROLD B. JACKSON, SR., has this day executed his certain negotiable promissory note in the principal amount of Twenty Thousand Eight Hundred Ten and no/100 Dollars ($20,810.00), payable annually to and after maturity, said principal sum being due and payable in two (2) equal annual installments of Ten Thousand Four Hundred Five and no/100 Dollars ($10,405.00), each, with the first annual installment being due and payable one (1) year from the date hereof, and annually thereafter in said amount until paid in full, with failure to pay any annual installment as aforesaid to mature the balance owing on said note at the option of the holder thereof, providing for payment of attorney's fee, and to secure the payment of said indebtedness, and attorney's fee, a lien is expressly retained on the land herein conveyed, we, PERRY F. HARRIS, MACK MAGAHA, and PORTER WAGONER, hereinafter referred to as "Grantors," have this day bargained and sold and do hereby transfer and convey unto HAROLD B. JACKSON, SR., his heirs and assigns, certain real estate situated in Davidson County, Tennessee, described more particularly as follows, to-wit:

A TRACT of land in the _____ Metropolitan Councilmanic District, formerly the Second, and formerly the Third Civil Districts of Davidson County, and being more particularly described as follows:

BEGINNING at an iron pin in the East right-of-way of the Hobson Pike, said point being approximately 0.3 miles North of the Hobson Pike-Hamilton Church Road intersection and near a concrete box culvert, said point being a point in the original line of the Harris, et al., property; thence leaving said right-of-way N 3 degrees 25 minutes 45 seconds E 74.72 feet to a cedar fence post; thence N 85 degrees 36 minutes 30 seconds W 572.14 feet to an iron pin; thence N 14 degrees 31 minutes 01 seconds E 519.86 feet to an iron pin; thence N 39 degrees

18 minutes 40 seconds W 397.98 feet to a pile of rocks with an iron pin at center; thence S 88 degrees 46 minutes 36 seconds E 544.23 feet to an iron pin; thence S 1 degree 13 minutes 23 seconds E 290.00 feet to an iron pin; thence S 50 degrees 00 minutes 40 seconds E 503.87 feet to an iron pin in the West right-of-way of Hobson Pike; thence with the right-of-way of Hobson Pike, S 39 degrees 14 minutes 53 seconds W 392.84 feet to an iron pin, the point of beginning, containing 10.27 acres according to a plan prepared by Wayne S. Copley, a Registered Land Surveyor, dated January 10, 1980.

BEING part of the same property conveyed to Perry F. Harris, Mack Magaha, and Porter Wagoner by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4597, page 39, Register's Office for Davidson County, Tennessee.

The wives of Porter Wagoner and Mack Magaha, Ruth Wagoner and Shirley Magaha, respectively, join in this conveyance for the express purpose of relinquishing any and all rights which they may have in the subject property. The wife of Harold B. Jackson, Sr., Donna Darlene Jackson, joins in this conveyance for the express purpose of subjecting any and all rights which she may have in the subject property to the lien created herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said PERRY F. HARRIS, MACK MAGAHA, and PORTER WAGONER, their heirs and assigns forever. The Grantors convenant that they 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.

Said Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said HAROLD B. JACKSON, SR., his successors and assigns, against the lawful claims of all persons whomsoever.

AND NOW, FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY SECURING THE PAYMENT OF SAID LIEN INDEBTEDNESS, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of One Dollar ($1.00), paid in cash, receipt of which is acknowledged, the said HAROLD B. JACKSON, SR., hereinafter referred to as "Trustor," hereby transfers and conveys unto Robert L. Sullivan, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title, and interest thereto belonging upon the following uses and trusts:

Trustor agrees to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of their insurable value, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as their interest may appear.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said Trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the Trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by Trustor upon demand of the Trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said Trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear ten percent (10%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But, if said indebtedness, or any installment thereof,

or interest thereon, is not paid promptly at maturity, or if failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, Trustor fails to reimburse the Trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said indebtedness, within thirty (30) 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 (20) days' notice by three publications in any newspaper published in Davidson County, Tennessee, to sell said property at the front door of the Courthouse 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. The Trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the Trustee fails, before selling said property, as herein provided, to enter and take 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:

First: To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorneys' 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 expense of any such litigation.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to the Trustor, his order, representative 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 indebtedness 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 above named trustee shall be vested in said successor.

The word "Trustor" when used herein shall apply to parties both singular and plural.

Executed at Nashville, Tennessee, this 11th day of June, 1980.

Perry F. Harris, M.D.
PERRY F. HARRIS

Mack Magaha
MACK MAGAHA

Porter Wagoner
PORTER WAGONER

Shirley Magaha
SHIRLEY MAGAHA

Ruth Wagoner
RUTH WAGONER

Harold B. Jackson Sr.
HAROLD B. JACKSON, SR.

Donna Darlene Jackson
DONNA DARLENE JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Holt, a Notary Public in and for said State and County, PERRY F. HARRIS, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Teresa Holt
NOTARY PUBLIC

My Commission Expires:

July 17, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Holt, a Notary Public in and for said State and County, MACK MAGAHA, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Teresa Holt
NOTARY PUBLIC

My Commission Expires:

July 17, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Holt, a Notary Public in and for said State and County, PORTER WAGONER, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Teresa Holt
NOTARY PUBLIC

My Commission Expires:

July 17, 1983

[redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Holt, a Notary Public in and for said State and County, SHIRLEY MAGAHA, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Teresa Holt
NOTARY PUBLIC

My Commission Expires:

July 17, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Holt, a Notary Public in and for said State and County, RUTH WAGONER, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Teresa Holt
NOTARY PUBLIC

My Commission Expires:

July 17, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Edwards, a Notary Public in and for said State and County, HAROLD B. JACKSON, SR., with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Nancy Edwards
NOTARY PUBLIC

My Commission Expires:

10/17/82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Edwards, a Notary Public in and for said State and County, DONNA DARLENE JACKSON, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of June, 1980.

Nancy Edwards
NOTARY PUBLIC

My Commission Expires:

10/12/82

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3080

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 1980.

Deputy Register

F.93240

IDENTIF. REFERENCE

JUN 12 3 34 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

3959 06/12 123.33- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5612 PAGE 278

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

30810.00- CO
20810.00- MO
80.09 CO TX
18.00 MO TX
.50 PRFEE
24.00 WDELD
CHECK 123.33-
395AA06/12/80 CSL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 93240

IDENTIF. REFERENCE

JUN 12 3 34 PM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 761656