This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

John H. Evans & wife

Frances W. Evans

TO

Exit-In Entertainment, Inc.

For draftsman's use

Prepared By: mail

Alan C. Housholder
420 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Exit-In Entertainment, Inc. (NAME)	Same (NAME)	92-15-107,108
P.O. Box 48 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F. 93372

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IDENTIF. REFERENCE

JUN 13 1 21 PM '80

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 96,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1980

Notary Public

MY COMMISSION EXPIRES: 9/21/80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of ninety-six thousand (96,000.00) DOLLARS

of which $ 28,800.00 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 given a promissory note in the principal sum of Sixty-seven thousand and two-hundred dollars ($67,200.00) payable to John H. Evans, together with interest, all as therein provided and any renewals or extensions thereof, the final payment due in 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,

John H. Evans & wife Frances W. Evans

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Exit-In Entertainment, Inc.

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, ~~XXXXXX~~two tracts or parcels as follows:

1. Being Lot No. 15 on the Plan of Percy D. Maddin's subdivision of part of the Elliston Property, as of Record in Book No. 57, Page 139, in the Register's Office of Davidson County, Tennessee. Said Lot No. 15 Begins in the Northeast corner of Louise Avenue and an Alley; thence Eastwardly with the northerly margin of said Alley one hundred and thirty-four (134) feet; thence northeastwardly to a point on an alley in the rear 29 feet southwardly from the southeast corner of Lot No. 16 in said subdivision; thence northwardly with the westerly margin of said last mentioned alley twenty-nine (29) feet to the southeast corner of said lot no. 16; thence westwardly with the line between said lots nos. 15 and 16, one hundred and fourty-four (144) feet to Louise Avenue; thence with the easterly margin of Louise Avenue southwardly forty-six (46) feet to the beginning, and being the same property conveyed to John T. Evans and wife Bettie H. Evans by deed of record in Book 689 page 653 Register's Office of Davidson County, Tennessee and willed to John H. Evans in Will Book 76 page 213 of Davidson County, Tennessee.

2. Being Lot No. 16 in Percy D. Maddins subdivision of Lots Nos. 8, 9, 10, 15, 16, 17 and the western one half of lots Nos. 11 and 18 in

(Continued on next page)

This is unimproved ( ) improved (X) property, known as 206 and 208 Louise Avenue (House Number) (Street) P. O. Address: Nashville (City or Town) (Postal Zone)

4150 06/13 324.30- CHECK

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.

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 Alan C. Housholder 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 $ 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.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 13th day of June 19 80.

John H. Evans

Frances W. Evans

Exit-In Entertainment, Inc.

BY: Steven J. Greil, Pres.
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named John H. Evans & wife Frances W. Evans

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 13th day of June, 19 80.

Alan C. Housholder, Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

Commission expires 9/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Alan C. Housholder, a Notary Public of the State and County aforesaid, personally appeared Steven J. Greil,

with whom I am personally acquainted, and who, upon oath, acknowledged Him self to be President

of the Exit-In Entertainment, 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, Tennessee,

this 13th day of June, 19 80.

Alan C. Housholder, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 9/21/80

the Elliston Land, the plan of said lands being recorded in Plan book No. 1 at Page 105 of the Chancery Court at Nashville, Tennessee and a plan of said subdivision being recorded in Book 57, page 139 in the Registers Office of Davidson County. Said Lot No. 16 fronts 50 feet on the eastern side of Louise Avenue and extends back between Parallel lines at right angles with Louise Avenue 144 feet to an alley in the Rear, and being the same property conveyed to John T. Evans, Trustee with full power to bargain, sell, transfer, convey, mortgage or other wise dispose of without the joinder of any beneficiary whomsoever by deed of record in Book 565 page 411 Register's Office of Davidson County, Tennessee and willed to John H. Evans in Will Book 76 page 213 of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5612 PAGE 588

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
			960[illegible].00-	CO
			6720[illegible].00-	MO
			249.60	CO TX
			65.20	MO TX
			.50	PRFEE
			9.00	MDELD
			CHECK	324.30-
4150A	06/13/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.3.7.2

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IDENTIF. REFERENCE

JUN 13 1 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 762638