This Instrument Prepared By: Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Building, Nashville, TN 37219

Installment Deed

BOOK 5690 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rotary Machine Company	Same	93-14
(NAME:) Andover Street	(NAME:)	123 & 124
(STREET ADDRESS OR ROUTE NUMBER) Andover, Massachusetts 01810	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTY-SIX THOUSAND FOUR HUNDRED AND NO/100's ($56,400.00)---------- *Dollars,*
of which THIRTY THOUSAND ($30,000.00)---------- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100's ($26,400.00)------- *Dollars,*
Rotary Machine Co. *has executed*
a Note, payable in two (2) equal annual installments of principal due November 1, 1981 and November 1, 1982, with simple interest at ten (10%) percent per annum payable on each anniversary date.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,
Frances Seligman
has ~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said*
Rotary Machine Co., a Massachusetts corporation,
its ~~successors~~), *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Tract No. 1: Beginning on the westerly margin of 8th Avenue, South, as widened, at the northeast corner of a lot formerly owned by William Bachme, now owned by Theo. W. Eckhardt; thence with the westerly margin of said Avenue northerly 30 feet to Emma B. Koester's southeast corner; thence with her south line westerly 120 feet, more or less, to the easterly margin of an alley; thence with said alley South 30 feet to Bachme's northwest corner; thence with his north line easterly 120 feet, more or less, to the beginning.

Tract No. 2: Beginning at a point on the westerly margin of 8th Avenue, South, formerly Spruce Street, as now widened, at the northeast corner of a lot formerly owned by A. Lehman, now owned by Hermon Hosse; thence with the westerly margin of said Avenue, as widened, North 61 feet to a point, the southeast corner of the lot conveyed to J. W. Alred by deed from Theo. W. Eckhardt and wife, of record in Book 496, page 214, R.O.D.C., Tennessee; Thence with Alred's south line westwardly 110.43 feet, more or less, to the easterly margin of an alley; thence with the margin of the same southwardly

SEE ATTACHED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $56,400.00

Subscribed and sworn to before me, this the 15th day of December 1980

Affiant

My commission expires: 10/17/82 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 709-711 Eighth Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said
Rotary Machine Company,
its ~~successors~~),
heirs and assigns forever. I *covenant that* I am *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 1980 taxes which have been prorated and assumed by grantee.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rotary Machine Company, its
(s~~uccessors~~), *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 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 paid in cash, receipt of which is acknowledged, the said
Rotary Machine Company
hereinafter referred to as trustors, hereby transfer and convey unto Harris A. Gilbert, *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:*

Trustors 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 the sum of $40,000.00 *, 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 his interest may appear.* Sam Seligman, husband of Frances Selignam, hereby joins in this conveyance to convey any marital rights he may have to subject property.

Trustors further agree 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 may be hereafter placed against said property and 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 trustors 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors 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, trustors fail 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 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 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. 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, 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

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

Witness our hands this 1st *day of* November *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sam Seligman
SAM SELIGMAN

Frances Seligman
FRANCES SELIGMAN

ROTARY MACHINE COMPANY
By: John O'Leary
JOHN O'LEARY, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Notary Public, *a Notary Public in and for said County and State,* Frances Seligman and Sam Seligman *the within named 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* 1st *day of* November, *19* 80

Notary Public

Commission expires 10/15/83

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

Before me, Daniel O'Callaghan, *a Notary Public of the State and County aforesaid, personally appeared* John O'Leary *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* Rotary Machine Company *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 [illegible] *this* [illegible] *day of* [illegible], *19* 80

Notary Public

Commission expires 7-2-87

INSTALLMENT DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

70 feet, more or less, the Hosse's northwest corner; thence with Hosse's north line eastwardly 118.8 feet, more or less, to the point of beginning.

Being the same property conveyed to Sam Seligman and wife, Frances Seligman, by deed from William E. Putman and Melvin L. Putman, of record in Book 1725, page 25, Register's Office for Davidson County, Tennessee. By instrument of record in Book 4471, page 355, said Register's Office, the said Sam Seligman conveyed his interest in said property to Frances Seligman.

G 2 2 0 4 3

IDENTIF. REFERENCE

DEC 15 3 44 PM '80

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

RUSH

403 12/15 180.54- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5690 PAGE 672

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
			56400.00- CO	
			26400.00- MO	
			146.64 CO TX	
			24.40 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	180.54-
0403A12/15/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.2.0.4 3

IDENTIF. REFERENCE

DEC 15 3 44 PM '80

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

No. 797671