Installment Deed

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony and Susan Alamo Foundation, Inc.	Same	Map 93-64
(NAME) 325 Broadway	(NAME)	Par. 18
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 3720	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FIFTY-FIVE THOUSAND AND NO/100 ($55,000.00) *Dollars,*
of which SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($7,500.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($47,500.00) *Dollars,*
Tony and Susan Alamo Foundation, Inc. has executed its promissory note of even date herewith payable to the order of Chester Grosberg, ~~xxxxx~~ ~~executed~~ Selma Grosberg Blocker and Al Grosberg in the principal amount of Forty-Seven Thousand Five Hundred and No/100 ($47,500.00) Dollars, payable in monthly installments as follows: On the 1st day of February, 1981, the sum of Seven Hundred Fifty-Two and 24/100 ($752.24) Dollars, and thereafter eighty-three (83) monthly installments each for a like amount on the 1st day of each succeeding month, which includes principal and interest at the rate of eight and one-half (8 1/2%) per cent per annum to be applied first to the payment of interest and the remainder to principal until said sum and accrued interest have been paid in full,

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, we, CHESTER GROSBERG, SELMA GROSBERG BLOCKER and AL GROSBERG,

have this day bargained and sold, and do hereby transfer and convey unto the said TONY AND SUSAN ALAMO FOUNDATION, INC., *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the premises known as City No. 323 Broad Street, Nashville, Tennessee, and being part of Lot No. 21 on the Map of Davidson Academy Lots, not of record, and described according to copy of a survey thereof made by Z. J. Wilkinson, Surveyor, dated July 19, 1958, as follows:

Beginning at a point in the south margin of Broad Street 90 feet 3 inches east of the old margin of Fourth Avenue South before it was widened, said point being now located 68 feet 1 inch east of the northwest corner of a 3-story building located at the southeast corner of Fourth Avenue and Broad Street; thence with the margin of Broad Street, easterly 20 feet 10 inches to a point; thence southerly 115 feet to a point; thence westerly 20 feet to a point; thence northerly 25 feet to a point; thence westerly 9 inches to a point; thence northerly 90 feet to the point of beginning.

Being part of the property conveyed to Leah Grosberg Morse by deed from Third National Bank in Nashville, Executor of the estate of I. B. Morse, deceased, of record in Book 1681, page 373, Register's Office for Davidson County, Tennessee, and devised to Selma Grosberg Blocker, Al Grosberg and Chester Grosberg by the Will of Leah Grosberg Morse, of record in Will Book 66, page 392, County Court of Davidson County, Tennessee.

G 2 5 0 3 8

IDENTIF. REFERENCE

JAN 12 3 35 PM '81

FELIX A. MILLICAN, REGISTER
DAVIDSON COUNTY, TENN.

STATE

[illegible]
BOHLMAN, FRIDE & LEE
P. O. BOX 2707
NASHVILLE, TENN. 37213

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 2nd day of January 19 81

Affiant

My commission expires: 6-2-81 (Affix Seal)

Notary Public

( ) Unimproved ( )

This is improved (X) property known as 323 Broad Street, 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 Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installaments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustors, hereby transfer and convey unto within 30 days *J. R. Schulman, 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 $ 47,500 *, 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.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, 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 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 "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 2nd *day of* January, 1981.

Chester Grosberg

Chester Grosberg

Selma Grosberg Blocker

Selma Grosberg Blocker

Chester Grosberg

Chester Grosberg

TONY AND SUSAN ALAMO FOUNDATION, INC.

By: Tony Alamo

Tony Alamo, President

ATTEST: Susan Alamo

Susan Alamo, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie G. Smith, *a Notary Public in and for said County and State,* Chester Grosberg and Selma Grosberg Blocker,

the within named 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* 2nd *day of* January, 19 81

ANNIE G. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Annie G. Smith *Notary Public*

Commission expires 6-2-81

STATE OF TEXAS }
COUNTY OF DALLAS }

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Personally appeared before me, ... *a Notary Public in and for said County and State,* Al Grosberg .....

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

Witness my hand and official seal at Dallas, Texas .....
this 16 *day of* Dec., *19* 81.

ELAINE COOK, Notary Public
My Commission Expires July 31, 1984

Commission expires ..... *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Charles M Robin, *a Notary Public of the State and County aforesaid, personally appeared* Tony Alamo, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Tony and Susan Alamo Foundation, 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 2nd *day of* January, *19* 81

Commission expires 1/27/81

Charles M Robin, *Notary Public*

CHARLES M. ROBIN NOTARY PUBLIC TENN. DAVIDSON COUNTY

INSTALLMENT DEED

FROM
Chester Grosberg et al

TO
Tony and Susan Alamo Foundation, Inc.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____ BOOK 5699 PAGE 365

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
			55000.00-	CO
			47500.00-	MO
			143.00	CO TX
			45.50	MO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	201.00-
			4445A01/12/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 0 3 8

IDENTIF. REFERENCE

JAN 12 3 35 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 801557