BOOK 5735 PAGE 645

1330 04/21 867.50- CHECK

12th FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Investments Unlimited, Inc.	SAME	Map 103-15-A
(NAME:) 12th Floor, 1st American Ctr.	(NAME:)	Parcel 9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37238	(STREET ADDRESS)	Field Book No. 8DA-60169
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY-FIVE THOUSAND AND 00/100---------- ($255,000.00) ---------- *Dollars,* *of which* FIFTY-FIVE THOUSAND AND 00/100---------- ($55,000.00) ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* TWO HUNDRED THOUSAND AND 00/100---------- ($200,000.00) ---------- *Dollars,*

INVESTMENTS UNLIMITED, INC., a Tennessee corporation, "Grantee" herein has executed an Installment Deed Note of even date herewith in the principal sum of Two Hundred Thousand and 00/100 ($200,000.00) Dollars, bearing interest at the rate of 11 1/2% per annum, principal and interest payments as stated therein, with said Installment Deed Note being due and payable on the dates set out in said Installment Deed Note, the terms and conditions of said Installment Deed Note being incorporated herein by reference.

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, KAY M. FOSSICK, "Grantor" herein

have this day bargained and sold, and do hereby transfer and convey unto the said INVESTMENTS UNLIMITED INC.,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Revised Plan of Postwood as of record in Book 5200, page 104, Register's Office for said County, to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Kay Fossick by deed from T.H.W. Corporation of record in Book 5540, page 480, Register's Office for Davidson County, Tennessee.

If all or any part of the Property or an interest therein is sold or transferred by Grantee without Grantor's prior written consent, excluing (a) the creation of a lien or encumbrance subordinate to this Installment Deed, (b) the creation of a purchase money security interest for household appliances, (c) transfer by devise, descent or by operation of law upon the death of a joint tenant, (d) the grant of any leasehold interest of three years or less not containing an option to purchase, or (e) the liquidation or dissolution of Investments Unlimited, Inc., Grantor may, at Grantor's option, declare all the sums secured by this Installment Deed to be immediately due and payable.

This conveyance is subject to matters of record.

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 21st day of April 19 81

Affiant

My commission expires: Jan 15 1983 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 109 Postwood, Nashville, Tennessee 37205
(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 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 Grantees hereinafter referred to as trustors, hereby transfer and convey unto ..... 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 $ insurable value of improvements

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 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.

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.

Witness our hands this 21st *day of* April, *1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

INVESTMENTS UNLIMITED, INC.

BY: Brian Kelly Vice Pres

Barbara A. Holden Secretary

KAY M. FOSSICK

Kay M. Fossick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* KAY M. FOSSICK

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* April, *1981.*

Elaine P. Kimbrough, *Notary Public*

Commission expires Jan 15, 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* BRIAN KELLY AND BARBARA A. HOLDEN *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* Vice-President and Secretary, respectively, *of the* INVESTMENTS UNLIMITED, INC. *the within named bargainor, a corporation, and that* they *as such* officers *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them *self as* Vice-President and Secretary, respectively,

Witness my hand and seal, at office in Nashville, *this* 21st *day of* April, *1981.*

Elaine P. Kimbrough, *Notary Public*

Commission expires Jan 15, 1983

INSTALLMENT DEED

FROM

TO

G. 3.8286

IDENTIF. REFERENCE

APR 21 2 29 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 5735 PAGE 647 _____

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
			255[illegible].00- CO	
			200[illegible].00- MO	
			663.00 CO TX	
			198.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	867.50-
1330A04/21/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 2 8 6

T
IDENTIF. REFERENCE

APR 21 2 29 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 817780