Prepared by Avon N Williams Jr., Atty
2nd Ave N Nashville Tenn.

Installment Deed

BOOK 5737 PAGE 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Messrs. Alfred C. Galloway and Hobart Martin, Trustees	Same	
(NAME) P.O. Box 5602	(NAME)	92-2-87
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	92-2-88 Js
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand and 00/100 ($25,000.00) *Dollars,*

of which $5,000.00 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder in sum of Twenty Thousand and 00/100- ($20,000.00) *Dollars,*

the Grantees hereinafter named *have executed* their Installment Deed Note of even date herewith to the Grantor, hereinafter named, in the Principal sum of $20,000.00 payable in two (2) equal installments of $10,000.00 each, the first installment being due and payable on or before the 24th day of April 1982 and the second and final installment due an payable on or before the 24th day of April 1983, said note bearing interest at the rate of fifteen(15%) percentum per annum, payable annually with said payments of principal, and with right of pre-payment of both principal and interest at any time without penalty,

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, the said Grantor, City Development Co., a Tennessee Corporation hereinafter called Grantor, *have this day bargained and sold, and do hereby transfer and convey unto the said* Grantees, Alfred C. Galloway and Hobart Martin, Trustees, hereinaftercalled Grantees, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. I
Being the eastern 37 1/2 feet of Lot No. 42 in Dr. O. H. Menees Subdivision of record in Plan Book 57, page 89, Register's Office for said County.
Said part of Lot 42 fronts 37 1/2 feet on the north side of Jefferson Street, and runs back between parallel lines, 164 feet, to a street or alley.
Being the same property conveyed to City Development Co., a Tennessee Corporation, by deed from Walter Neal and wife, Fannie Neal, as of record in Book 4160, page 32, Register's Office, Davidson County, Tennessee.

TRACT NO. II
Being the westerly 12 1/2 feet of Lot No, 42, and the easterly 25 feet of Lot No. 43 on the Plan of O. H. Menees Subdivision of the Boyd McNairy Tract, as of record in Book 57, page 89, Register's Office for said County.
Said parts of Lots Nos. 42 and 43 front together 37 1/2 feet on the northerly -side of Jefferson Street and run back between parallel lines 164 feet, more or less, to the southerly margin of Scovel, formerly Madison Street.
Being the same property conveyed to City Development Company- a Tennessee Corporation, by deed from James L. Jenkins and wife, Lovie Jenkins, as of record in Book 4548, page 271, Register's Office, Davidson County, Tennessee.

NOTARIAL SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me this the 24 th day of April, 19 81

Affiant

My commission expires: 12-23-1982 (Affix Seal)

Notary Public

Said Grantor hereby agrees that if it should become necessary or proper at any time in connection with the financing of any improvements to be constructed by Grantees or their designees upon said real estate herein conveyed, the Grantor will execute any and all subordination agreements required by any lending agency to secure for such lending agency a valid first mortgage lien upon said real estate to finance said improvements.

unimproved (X) This is improved ( ) property, known as 2626 and 2700 Jefferson Street (House Number) (Street) Nashville, Tennessee 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. Said covenant that it is 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 1981 taxes which are prorated).

It further covenant and bind itself, its *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* Richard H. Dinkins, *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 $20,000.00, *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.*

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 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 24th *day of* April, *19*81.

Alfred C. Galloway, Trustee

Hobart Martin, Trustee

CITY DEVELOPMENT CO., a Tennessee Corporation

By: Harold Ray
Harold Ray, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alyn J. Hall, *a Notary Public in and for said County and State* Alfred C. Galloway, Trustee and Hobart Martin, Trustee

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* 24th *day of* April, *19*81.

Alyn J. Hall
Notary Public

Commission expires April 23, 1983

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STATE OF.....
COUNTY OF.....

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

.....

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

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Alfa Z. Q. Hall, *a Notary Public of the State and County aforesaid, personally appeared* Harold Ray, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* City Development Co., a Tennessee Corporation, *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 24th *day of* April, *19* 81

Alfa Z. Q. Hall .....*Notary Public*

Commission expires April 23, 1984

INSTALLMENT DEED

FROM
CITY DEVELOPMENT CO.

TO
Messrs. ALFRED C. GALLOWAY AND
HOBART MARTIN, TRUSTEES

G. 3. 9 1. 6 7

IDENTIF. REFERENCE

APR 28 10 26 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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

RECEIVED OF _____

FOR _____

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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
			25000.00-	CO
			20000.00-	MO
			65.00	CO TX
			16.00	MO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 95.50-
			2454A04/28/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 1 6 7

IDENTIF. REFERENCE T

APR 28 10 26 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

No. 818860