This instrument prepared by

BOOK 5754 PAGE 745

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
John M. Hines

TO
Beverly Hills Development Co.

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Hills Development Co. (NAME)	Same (NAME)	Map 92-5
3501 Hampton Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 290
Nash. Tenn 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JUN 8 3 50 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

6 4 5 2 3 0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$10,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 1981.

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Ten Thousand Five Hundred and 00/100 ($10,500.00) DOLLARS

of which $ 4,200.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed an Installment Deed Note of even date herewith payable to the order of John M. Hines in the principal amount of Six Thousand Three Hundred and 00/100 ($6,300.00) Dollars, payable in sixty (60) monthly installments as follows: On the 8th day of July, 1981, the sum of One Hundred Five and 00/100 ($105.00) Dollars, and thereafter fifty-nine (59) monthly installments each for a like amount payable on the 8th day of each succeeding month, which amounts are payments on principal only and in addition simple interest at the rate of ten (10%) percent per anuum shall also be applied to the outstanding balance and paid on the date of the principal payments,

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 M. Hines, a single man,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Beverly Hills Development Co. its successors ~~and assigns~~

herein called grantees, ~~their heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of a Re-subdivision of Lots Nos. 1, 2, 3, 4, 5, 6, and 7, Fisk University Place, Block 1, as of record in Book 3106, Page 135, Register's Office for said County.

Said Lot No. 3 fronts 66.5 feet on the easterly line of 32nd Avenue North and runs back between lines measuring 151.4 feet on the north and 157.24 feet on the south to an alley in the rear measuring 93.9 feet thereon.

BEING the same property conveyed to John M. Hines and wife, Barbara O. Hines, by Deed from Hattie Bubis of record in Book 4600, Page 136, Register's Office for Davidson County, Tennessee. The said parties having since divorced. The said Barbara O. Hines having since quitclaimed all her interest in said property to John M. Hines by Quitclaim Deed of record in Book 5724, Page 68, Register's Office for Davidson County, Tennessee.

This property is subject to a Notice of Vacated Property of record in Book 5540, Page 281, said Register's Office; a Condemnation Letter from Metro of record in Book 5103, Page 210, said Register's Office; and a Plan of record in Book 3106, Page 135, said Register's Office, which shows an Owners Certificate, certain setback lines and easements to which plan reference is here made for the location and dimensions.

This property is unencumbered except as hereinabove set forth and for 1981 taxes which are a lien but not yet due and payable and which the Grantee agrees to assume and pay.

This is unimproved ( ) improved (X) property, known as 808 32nd Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

This instrument prepared by

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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, except as hereinabove set forth.

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 John A. Gupton, III **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 $** 6,300.00 **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 8th day of June 19 81.

BEVERLY HILLS DEVELOPMENT CO.

By: Pete Knestrick, Partner

John M. Hines

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, the within named John M. Hines

the 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 Nashville, Tennessee, this 8th day of June, 19 81

Annie D. Smith, Notary Public.

Commission expires 4-21-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Annie D. Smith, a Notary Public of the State and County aforesaid, personally appeared Pete Knestrick

with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of the Beverly Hills Development Co. partnership, the within named bargainor, a ~~CORPORATION~~ Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ Partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of June, 1981.

Annie D. Smith, Notary Public.

Commission expires 4-21-85

This instrument prepared by

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10500.00-	CO
			6300.00-	MO
			27.30	CO TX
			4.30	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	38.10-
9923A06/08/01			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.5.2.3.0

IDENTIF. REFERENCE T

JUN 8 3 50 PM '01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 826061