ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ABLS, A Limited Partnership (NAME)	same (NAME)	105-10-183
2025 8th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	

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INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Thousand and no/100 ($100,000.00) DOLLARS

of which $ 25,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed a Promissory Note payable to the order of E. N. Hester and wife, Peggy Hester, of even date herewith in the original principal amount of Seventy-five Thousand and no/100 ($75,000.00) Dollars and payable in 120 monthly installments of $1,164.50 inclusive of principal and interest at the rate of 14% per annum on the unpaid balance commencing on the fifth day of December, 1981, and payable on the fifth day of each and every month thereafter for the duration of the Note until paid in full. The Grantee has the privilege to prepay the Note or any part thereof in full at any time without penalty.

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.

E. N. Hester and wife, Peggy Hester,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

ABLS, A Limited Partnership,

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

Land in Davidson County, Tennessee, being part of a lot or parcel of land marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, described partly according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 21, 1939, as follows:

Beginning at the northwest corner of 8th Avenue South and Douglas Avenue; thence with the westerly margin of said Avenue north 22° 15' west 156.8 feet; thence south 67° 45' west 178.5 feet; thence south 23° 30' east 156 feet to the northerly margin of Douglas Avenue; thence with same north 67° 55' east 175 feet to the beginning.

Being the same property conveyed to E. N. Hester by Deed of Exchange from Wynn & Graff, Inc., a Tennessee corporation of record in Book 4089, page 850, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 2019-2025 8th Avenue, South, Nashville, Tenn. (House Number) (Street) (P.O. Address) (City or Town) (Postal Zone)

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 for 1981 taxes which have been pro rated and assumed by the Grantee. 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 Don L. Smith 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 $ fmv 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:

( ) CHECK

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.

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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 authorised.

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 authorised 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 29 day of October 1981

E. N. Hester

Peggy Hester

ABLS, A Limited Partnership

By: Wilma C. Burgess, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me, this the 29 day of October 1981

My commission expires July 18, 1982 (Affix Seal)

Notary Public

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, The UNDERSIGNED, a Notary Public in and for said County and State, the within named E.N. HESTER AND PEGGY B. HESTER, the bargainor S, 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 BRENTWOOD TN this 29 day of OCT. 1981

Commission Expires 11-28-84

George H Deethorn Notary Public.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Jo M. McClurkan, a Notary Public of the State and County aforesaid, personally appeared Wilma C. Burgess, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be General Partner of the ABLS, A Limited Partnership, the within named bargainor, a ~~corporation~~ limited partnership, and that S he as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ limited partnership by her self as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee this 29 day of October 1981

Commission Expires July 18, 1982

Jo M. McClurkan Notary Public

This instrument was prepared by:

Don L. Smith, Attorney, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
700 Metropolitan Federal Bldg., Nashville, Tennessee 37219

Name Address

INSTALLMENT DEED

FROM

TO

G 6 6 2 4 1

IDENTIFICATION REFERENCE

OCT 30 9 31 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
311 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2200

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5813 PAGE 386

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
			100000.00-	CO
			75000.00-	MO
			260.00	CO TX
			73.00	MO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	339.50-
5715A	10/30/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 66241

IDENTIF. REFERENCE

OCT 30 9 31 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 850919