ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
INGRAM BOOK COMPANY (NAME)	SAME (NAME)	Map 106
347 Reedwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par to be
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	assigned To

BOOK 5830 PAGE 791

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of THREE HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS

of which $ 145,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, INGRAM BOOK COMPANY, has executed four promissory notes of even date herewith, each note in the sum of FIFTY THOUSAND AND NO/100 DOLLARS, for a total sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS, one note payable to JOHN PHILLIP BALTZ, one note payable to EDWARD CHARLES BALTZ, one note payable to WILLIAM FRANCIS BALTZ and one note payable to MARY BALTZ LUCKETT. The same terms and conditions are applicable to each and every note as follows: First payment is due on the 11th day of December, 1982, in the sum of TEN THOUSAND AND NO/100 DOLLARS, and a like amount is due and payable on the 11th day of December on each succeeding year for a total period of five years with final payment on December 11, 1986, with interest payable at the rate of NINE AND ONE-HALF (9-1/2%) PER CENT PER ANNUM on the unpaid principal balance, which is payable on the due date of each installment. Privilege is reserved of paying any number of said payments or the notes may be paid in full on any paying date 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.

We, JOHN PHILLIP BALTZ, EDWARD CHARLES BALTZ, WILLIAM FRANCIS BALTZ, ROBERT JOSEPH BALTZ AND MARY BALTZ LUCKETT,
hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

INGRAM BOOK COMPANY

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

SEE DESCRIPTION OF PROPERTY WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

IDENTIF. REFERENCE

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

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This is improved (XX)
unimproved ( ) property, known as
(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.

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 Truman S. Wrenne, 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 $ insurable/value 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 herein, 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:

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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 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 grantors 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 11th day of December, 19 81.

INGRAM BOOK COMPANY

By: David L. Williams
Senior Vice-Pres.

Mary Baltz Luckett
Mary Baltz Luckett

John Phillip Baltz
John Phillip Baltz

Edward Charles Baltz
Edward Charles Baltz

William Francis Baltz
William Francis Baltz

Robert Joseph Baltz
Robert Joseph Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 345,000.00

David L. Williams
Affiant

Subscribed and sworn to before me, this the 11th day of December, 19 81

My commission expires September 25, 1983 (Affix Seal)

Angela M. Carter
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named John Phillip Baltz, Edward Charles Baltz, William Francis Baltz, Robert Joseph Baltz and Mary Baltz Luckett, 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 Nashville, Tennessee this 11th day of December, 19 81

Commission Expires September 25, 1983

Angela M. Carter
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared David L. Williams, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice-President of the Ingram Book Company, the within named bargainor, a corporation, and that he as such Senior Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice-President

Witness my hand and seal, at office in Nashville, Tennessee this 11th day of December, 19 81

Commission Expires September 25, 1983

Angela M. Carter
Notary Public

This instrument was prepared by:
Truman S. Wrenne, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219
Name Address

INSTALLMENT DEED

FROM

TO

FILE PIONEER TITLE CO.

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-TENNESSEE 8-1-75

LAND in the 1st Civil District of Davidson County, Tennessee, being Lot No. 2 on the Baltz Tract, First Revision, of record in Plat Book 5200, page 382, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the northerly margin of Elm Hill Pike at the point of intersection of Elm Hill Pike and the westerly margin of an 80 foot public access easement as set out in said Plan referenced above; thence leaving Elm Hill Pike and along the westerly line of said 80 foot access easement North 2°51' East 580.0 feet to an iron pin; thence South 85°27'28" West, 61.56 feet to an iron pin; thence North 3°00'44" East, 1159.39 feet to an iron pin; thence South 85°53'12" East, 39.40 feet to a concrete monument; thence North 3°56'59" East, 204.83 feet to a monument; thence North 4°20'46" East, 417.61 feet to a monument; thence South 87°07'50" East, 214.22 feet to an iron pin; thence South 85°43'51" East, 517.66 feet to a fence post; thence South 84°36'02" East, 301.45 feet to a fence post; thence South 84°41'29" East, 811.40 feet to a point in the center of Mill Creek; thence with the center of Mill Creek the following courses and distances: South 57°10' West, 499.39 feet, South 67°10' West, 234.63 feet, South 18°48' West, 434.26 feet, South 21°42' West, 261.64 feet and South 4°04' West, 104.29 feet to a point; thence leaving said Mill Creek, South 68°31'29" West, 596.74 feet to a fence post, being the northeast corner of said Lot No. 1; thence along the northerly boundary line of said Lot, South 68°31'29" West, 431.36 feet to a point in the easterly margin of an 80 foot public access easement the northwest corner of said Lot No. 1; thence with the easterly margin of said access easement and along the westerly boundary line of Lot No. 1, South 2°51' West, 669.11 feet to a point; thence with a curve having a radius of 25 feet, southeastwardly 42.02 feet to a point in the northerly margin of Elm Hill Pike; thence with the easterly margin and crossing said access South 86°33'20" West, 108.40 feet to the point of beginning, containing 43.58 acres, more or less.

BEING part of the same property devised to John Phillip Baltz, Edward Charles Baltz, William Francis Baltz, Robert Joseph Baltz, Mary Baltz Luckett, from John Phillip Baltz of record in Will Book 86, page 283, County Court Clerk's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5830 PAGE 794

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
			345000.00-	CO
			200000.00-	MO
			697.00	CO TX
			198.00	MO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	1104.50-
3211	12/15/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 15 12 52 PM '81

REGISTER OF DAVIDSON COUNTY, TENN.

No. 858127