This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

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INSTALLMENT DEED BOOK 5848 PAGE 866

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
JAMES E. HAWKINS c/o TRINITY HILLS LIQUORS, INC. 315 West Trinity Lane Nashville, Tennessee	SAME	71-6 Pt of Par 2

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Two Thousand Dollars ($122,000.00) of which none is paid in cash, and for the remainder, JAMES E. HAWKINS has executed his Promissory Note of even date herewith in the principal amount of Forty-Seven Thousand Dollars ($47,000.00), payable together with interest thereon at the rate of fifteen percent (15%) per annum on or before five (5) years from date with interest payable monthly and for the purpose of securing said note, attorney fees and costs of collection, a lien is retained on the land herein conveyed,

I, THOMAS C. SCOTT, TRUSTEE, with full power, have this day bargained and sold and do hereby transfer and convey unto JAMES E. HAWKINS, his heirs, representatives and assigns, approximately eight tenths (8/10ths) of an acre known as 315 West Trinity Lane and fronting approximately 100 feet on Trinity Lane and more particularly described on Exhibit "A" attached.

Being a part of the same property conveyed to Thomas C. Scott, Trustee by deed of R. C. Mathews, Contractor, Inc. of record in Book 5764, page 222, Register's Office for Davidson County, Tennessee.

This is improved property known as 315 West Trinity Lane, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said JAMES E. HAWKINS, his heirs, representatives and assigns forever. I, THOMAS C. SCOTT, TRUSTEE, do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbred, except for current taxes and as otherwise indicated herein.

I do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to the said JAMES E. HAWKINS, his heirs, representatives 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 JAMES E. HAWKINS, hereinafter referred to as Trustor, hereby transfers and conveys unto ERVIN M. ENTREKIN, 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:

Trustor agrees 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 fair market value of improvements until the indebtedness herein secured is fully paid and to have the loss, if any, made payable on the policy, or policies, for the benefit of the lawful owner or holder of said indebtedness as their interest may appear.

Trustor further agrees 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 Trustor 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 twelve percent (12%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor 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, of if, failing to pay taxes, keep up repairs or keep said premises insured, or pay other sums when due, as herein provided, Trustor fails 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 (30) 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 (20) 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, whcih 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:

FIRST: 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.

SECOND: To the payment of all taxes which may be unpaid on said premises.

THIRD: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

FOURTH: The residue, if any, will be paid to Trustor, his order, representatives or assign.

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 "Trustor" when used herein shall apply to parties both singular and plural. The wife of James E. Hawkins joins in the execution of this deed to quitclaim all her right, title and interest in the property.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 3rd day of February, 1982.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

James E. Hawkins
JAMES E. HAWKINS

Barbara J. Hawkins
MRS. HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $122,000.00).

Subscribed and sworn to before me, this the 3 day of February, 1982.

James E. Hawkins
AFFIANT

Roger C. Cathey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS C. SCOTT, TRUSTEE, 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 3rd day of February, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 21, 1984.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. HAWKINS and his wife BARBARA J. HAWKINS, the 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 seal, at office in Nashville, Tennessee this 3 day of February, 1982.

Roger C. Cathey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-21-84.

G. 78629

IDENTIFICATION REFERENCE

FEB 4 9 50 AM '82

RUSH

EXHIBIT A

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on the north side of Trinity Lane, being Lot No. 1 as shown on Section One, Subdivision of 315 West Trinity Lane, as of record in Book 5190, Page 596, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly margin of Trinity Lane, said point being 50 feet westerly of the southwesterly corner of the property, conveyed to George B. Hussey ex. ux., from C. D. Berry, IV, Trustee with Full Power, as of record in Book 5394, Page 826, R.O.D.C.

Thence, with the north margin of said Trinity Lane with a curve to the right 141.48 feet to a point, said curve having a radius of 2,834.79 feet, a central angle of 02° 51' 34", a tangent distance of 70.75 feet and a chord of N 85° 19' W, 141.46 feet;

Thence, continuing with said margin S 06° 06' W, 5.00 feet to a point;

Thence, with a curve to the right 73.46 feet to a point, said curve having a radius of 2,839.79 feet, a central angle of 01° 28' 55", a tangent distance of 36.73 feet, and a chord of N 83° 09' W, 73.45 feet.

Thence, leaving said margin, N 04° 09' E, 150.22 feet to a concrete monument;

Thence, S 85° 51' E, 215.00 feet to a concrete monument;

Thence, S 04° 09' W, 150.00 feet to the point of beginning;

Containing 32,395 square feet or 0.74 acre more or less.

Included in the above description, but expressly exluded therefrom, is a 5-foot right-of-way dedication and being more particualrly described as follows:

Beginning at a point in the north margin of Trinity Lane, said point being the southwest rly corner of the above described tract;

Thence, leaving said margin N 04° 09' E, 5.01 feet to a point;

Thence, with the northerly line of said dedication with a curve to the left 73.63 feet to a point in the present northerly margin of Trinity Lane, said curve having a radius of 2,834.79 feet, a central angle of 01° 29' 17", a tangent distance of 36.82 feet, and a chord of S 83° 09' E, 73.62 feet;

Thence, with said margin S 06° 06' W, 5.00 feet to a point;

Thence, continuing with said margin with a curve to the right 73.46 feet to the point of beginning, said curve having a radius of 2,839.79 feet, a central angle of 01° 28' 55", a tangent distance of 36.73 feet, and a chord of N 83° 09' W, 73.45 feet.

Said dedication contains 368 square feet or 0.008 acre, more or less.

The above described parcel is subject to the following:

1. A 10-foot slope easement along the easterly boundary line.
2. A 10-foot Public Utility Easement along the westerly and northerly boundary lines.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5848 PAGE 870

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
			12[illegible].00-	CO
			47[illegible].00-	MO
			317.25	CO TX
			45.00	MO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 374.75-
			1175AUC/04/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78629

IDENTIF. REFERENCE

FEB 4 9 50 AM '82

FILED FOR REGISTER
DAVIDSON COUNTY, TENN.

No. 865768