ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ward Welding & Fabrication, INc. (NAME)	SAME (NAME)	MAP 72-5
915 East Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 27 & 28
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED BOOK 5857 PAGE 520

FOR AND IN CONSIDERATION OF the sum of NINETY THOUSAND and 00/100 ($90,000.00) DOLLARS

of which $ 10,000.00 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 an installment deed not of even date hereof in the principal sum of EIGHTY THOUSAND AND 00/100 DOLLARS ($80,000.00). Said note provides for equal, consecutive monthly payments of principal and interest in the amount of One Thousand Fifty Three and 43/100 Dollars ($1,053.43) commencing March 1, 1982. The interest rate is 15% per annum. Said note is amortized at the rate of 240 installments; however, on March 1, 1989, the note balloons and the remaining balance is due at that time.

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.

Donald E. Arrington and Bonnie A. Purks

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Ward Welding & Fabrication, Inc., a Tennessee Corporation

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

TRACT 1: Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being the westerly 60 feet of the Easterly 190 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, Page 134, Register's Office for said County, and described as follows:

See Schedule "A" attached hereto for the balance of this legal description.

Being the same property conveyed to Donald E. Arrington and Bonnie A. Purks from the Estate of Rosa L. Arrington, of record in Book 5587, Page 257, Register's Office for Davidson County, Tennessee.

Donald E. Arrington and Bonnie A. Purks are brother and sister. They are the only children of Dallas E. Arrington and Rosa L. Arrington. Each are married and their respective spouses join in the conveyance in order to convey interest they have in the property to the Grantee.

This is improved (X) 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 convenant 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 person.

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 W. Nelley Jr., Trustee 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 $ * 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:

* Fair Market Value of Improvements.

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 25 day of February 19 82

Bonnie A. Purks
Paul E. Purks
Donald E. Arrington
Martha A. Arrington

WARD WELDING & FABRICATION INC.
BY: Alden B. Ward, Pres.
PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

John W. Nelley
Affiant

Subscribed and sworn to before me, this the 25th day of February 19 82

My commission expires 4-17-83 (Affix Seal)

Renee Blansett
Notary Public

RENEE BLANSETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Renee' Blansett, a Notary Public in and for said County and state, the within named Bonnie A. Purks, Paul E. Purks, Donald E. Arrington, Martha A. Arrington, and Alden B. Ward 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, Tn this 25th day of February 19 82

Commission Expires 4-17-87

Renee' Blansett Notary Public.

RENEE BLANSETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Renee' Blansett, a Notary Public of the State and County aforesaid, personally appeared Alden B. Ward, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Ward Welding & Fabrication, Inc. 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of February 19 82

Commission Expires 4-17-83

Renee Blansett
Notary Public

RENEE BLANSETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name Address

INSTALLMENT DEED

FROM
Donald E. Arrington and
Bonnie A. Purks

TO
Alden Ward

G 8 L 8 3 4

IDENTIF. REFERENCE

MAR 4 8 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
AND MAIL TO
JOHN W. NELLEY, JR., ATTY.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2200

FORM NO. 1033 HESSEY 11/75

THIS INSTRUMENT PREPARED BY
[illegible]
JOHN W. [illegible], JR. ATTY.
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5857 PAGE 522

SCHEDULE A

INSTALLMENT DEED from Donald E. Arrington and Bonnie A. Purks to Ward Welding & Fabrication, Inc.

Beginning at a point in the north margin of Trinity Lane, at the southwest corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, of record in Book 1881, Page 95, Register's Office for said county, said point being 155 feet west of the center line of Ambrose Avenue; thence with Thompson's westerly line north 180 feet to the southerly margin of an alley; thence with said alley westerly 60 feet to a point; thence southerly 180 feet to the north margin of Trinity Lane; thence with the margin of same easterly 60 feet to the beginning.

TRACT II: Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being the westerly 40 feet on the easterly 230 feet of Block "B" on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point on the north margin of Trinity Lane, at the soutwest corner of the property conveyed to Dallas E. Arrington and wife by deed of record in Book 2100, Page 128, said Register's Office; thence along Arrington's westerly line northerly 180 feet to a southerly margin of a 20 foot alley; thence with the margin of said alley westerly 40 feet to a point; thence southerly 180 feet to the northerly margin of Trinity Lane; thence with the margin of said Lane, easterly 40 feet to the beginning.

TRACT III: Being part of Block "B" on the Plan of Section One, Rothwood, as of record in Book 1424, Page 134, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Trinity Lane 79.57 feet east of a concrete monument at the beginning of a curve leading into Rothway Drive; thence easterly along Trinity Lane 30 feet; thence North 180 feet to the south margin of a 20 foot alley; thence westerly with the alley 30 feet to a point; thence southerly 180 feet to the beginning.

INCLUDED IN THE ABOVE TRACTS I, and II, but specifically excluded is any property transferred to the State of Tennessee by condemnation as set forth in the document of record in Book 4244, page 947, said Register's Office.

SUBJECT to easement for slope purposes granted to The State of Tennessee, by Judgement of the Third Circuit Court of Davidson County, Tennessee, recorded in Book 4244, page 947, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

BOOK 5857 PAGE 523

CD - 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
			90000.00-	CD
			80000.00-	MO
			234.00	CO TX
			78.00	MO TX
			.50	PRFEE
			9.00	MOEED
			CHECK	321.50-
			5232A03/04/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C.8 U.8 3 4

IDENTIF. REFERENCE

MAR 4 @ 8:16 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869649