INSTALLMENT DEED

For and in Consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 ($115,000.00)---------- Dollars, of which TEN THOUSAND AND NO/100 ($10,000.00)---------- Dollars, has been paid in cash by EASTSIDE PROPERTIES, a sole proprietorship conprised of James Chick, sole proprietor the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED FIVE THOUSAND AND NO/100 ($105,000.00) ---------- Dollars, the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor has executed one promissory note of even date herewith in the amount of $105,000.00, payable in 120 equal monthly installments of $1,387.60 for a period of ten (10) years, bearing interst at the rate of 10% per annum, payable to Addie Roberson and George Anglea, the first payment being due on the 1st day of August, 1982.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ADDIE ROBERSON and GEORGE ANGLEA as attorney-in-fact for ADDIE ROBERSON

have this day bargained and sold, and do hereby transfer and convey unto the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor, its heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lot No. 10 on the plan of the Bransford Realty Co's Maxey Avenue and Gallatin Road property, the plan of which is of record in Book 332, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 52 feet on the easterly side of the Gallatin Road and runs back on the south line 211-1/4 feet on the North line with Leland Avenue 207 feet to an alley including and excluding a strip of land 20 feet wide off the front or westerly end of Lot No. 10 now being used by the Street Railway Co.

TRACT NO. 2: Being Lot No. 9 on the Plan of the Bransford Realty Co's Maxey Avenue and Gallatin Road property. The plan of which is of record in Book 332, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 52 feet on the easterly side of the Gallatin Road on the Street Railway Company's right of way and extends back easterly between lines 211 feet and 3 inches, more or less, on the northerly margin and 215-1/2 feet, more or less, on its southern margin of a 15 ft. alley, measuring 51 feet on said alley and being all of Lot No. 9 except that part quit-claimed to the Gallatin Pike Railway Co. by deed recorded in Book 417, page 229, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Addie Roberson by Deed from Fred A. Kelly, Trustee, of record in Book 5160, page 530, Register's Office for Davidson County, Tennessee.

Ths conveyance is subject to a lease between Addie Roberson and McGinnis, Inc., which lease is of record in Book 5577, page 623, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 3002-3006 Gallatin Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK as sole proprietor heirs and assigns forever. It covenant that it is 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 stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK as sole proprietor its 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 considerati n of one dollar, to him in hand paid, _____, the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor

do hereby transfer and convey unto RAYMOND G. PRINCE, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

_____, the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor do/es 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 $105,000.00 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 interst may appear.

It 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 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 It, the said EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor 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 It fails 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; It fails 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 trust conveyance. It agrees 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. It further agrees 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 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 EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor, 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 RAYMOND G. PRINCE, Trustee, shall be vested in said successor.

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 ADDIE ROBERSON and GEORGE ANGLEA as attorney-in-fact and EASTSIDE PROPERTIES, a sole proprietorship, comprised of JAMES CHICK, as sole proprietor hereunto set our hands at Hendersonville, Tennessee, this the 30th day of June 19 82

Addie Roberson
ADDIE ROBERSON

Gilary L Anglea
GEORGE ANGLEA
attorney-in-fact
for Addie Roberson

EASTSIDE PROPERTIES, a sole proprietorship

BY: [signature]
JAMES CHICK, sole proprietor

STATE OF TENNESSEE
Davidson ~~RAWSON~~ County
Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ADDIE ROBERSON,

the bargainor s, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of June, 1982

Commission Expires Feb 2 1986

Janet L Strother
Notary Public.

STATE OF TENNESSEE
SUMNER County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK, as sole proprietor

the bargainor s, 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 Hendersonville, Tennessee this 4th day of August, 1982

Commission Expires 2/2/86

Janet L Strother
Notary Public.

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

BOOK 5920 PAGE 654

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared GEORGE ANGLEA,

with whom I personally acquainted, and who, upon oath, acknowledged him self to be Attorney-in-fact of ~~the~~ ADDIE ROBERSON

the within named bargainor, ~~a corporation~~, and that he as such Attorney-in-fact being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of ~~the corporation~~ GEORGE ANGLEA by himself to be Attorney-in-fact for ADDIE ROBERSON.

Witness my hand and seal, at office in Hendersonville, Tn

this 30th day of June, 1982

Janet L. Strother Notary Public

Commission expires Feb. 2 1986

(over for additional acknowledgements)

1939

H 0 2 8 5 5

IDENTIF. REFERENCE

Aug 6 10 02 AM '82

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

INSTALLMENT DEED

FROM
ADDIE ROBERSON, ET AL

TO
EASTSIDE PROPERTIES, a sole proprietorship comprised of JAMES CHICK as sole proprietor

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eastside Properties (NAME)	Same (NAME)	Map 72-6
3002-3006 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 277
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
RAYMOND G. PRINCE
ATTORNEY AT LAW
SUITE 20, 315 WEST MAIN ST.
HENDERSONVILLE, TN 37075
(615)822-5662

Mail

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

$ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1982

Janet L. Strother
Notary Public

MY COMMISSION EXPIRES: 2/2/86

(AFFIX SEAL)

TOOLEY CO. NASHVILLE

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

RECEIVED OF BOOK 5920 PAGE 655

FOR

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
			115000.00- CO	
			105000.00- MO	
			299.00 CO TX	
			103.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 414.50-	
			1839A08/06/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 8 5 5

IDENTIF. REFERENCE

Aug 6 10 02 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 895245