OFFICIAL RECEIPT

INSTALLMENT DEED BOOK 5950 PAGE 934

For and in Consideration of the sum of THIRTY EIGHT THOUSAND AND NO/100 ----------
----------($38,000.00)---------- Dollars,
of which FIFTEEN THOUSAND AND NO/100 ----------($15,000.00)---------- Dollars,
has been paid in cash by C. I. Inc.
the receipt of which is hereby acknowledged, and for the remainder TWENTY THREE THOUSAND
AND NO/100 ----------($23,000.00)---------- Dollars,
the said C. I. Inc. has

executed its one note of even date herewith in the original principal amount of $23,000.00, payable to the order of Annie Galbraith in 120 monthly installments of $303.95 each, the first of which is due and payable on the 1st day of October, 1980, and thereafter a like amount on the 1st day of each succeeding month, with the final and last installment becoming due and payable on the 1st day of September, 1990. The installments include interest at the rate of 10% per annum, said payments to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full, all in accordance with the terms and conditions as set out in said note.

SEE ATTACHED MARKED EXHIBIT "A"

all of said notes bearing ten 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, I, Annie Galbraith, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said
C. I. INC. its successors and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 139(One Hundred and Thirty Nine) on the Map of The Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, of the Register's Office for said County.

Said Lot No. One Hundred and Thirty Nine (139) fronts sixty 60 feet on the northerly side of Long Avenue, now Blair Boulevard, and runs back between parallel lines One Hundred and Sixty Three and 7/10 (163.7) feet, more or less, on its easterly margin, and One Hundred and Sixty Two and 3/10 (162.3) feet, more or less, on its western margin, to an alley in the rear.

Being the same property conveyed to O. K. Galbraith and wife, Annie Galbraith, by deed from Edward Redley, an unmarried man, of record in Book 602, page 251, Register's Office for Davidson County, Tennessee. The said O. K. Galbraith having since died.

This conveyance is made subject to conditions as set out in deed of record in Book 602, page 251, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2524 Blair Boulevard (House Number) (Street) Nashville, Tennessee P. O. Address; (City or Town) (Zip Code)

10/15 138.30- CHECK

4367

OFFICIAL RECEIPT

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said C. I. INC. its successors ~~heirs~~ and assigns forever. I 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 unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said C. I. INC. its successors ~~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 it in hand paid, _____, the said C. I. INC.

_____

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

It, the said C. I. Inc.

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 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 it 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 C. I. INC. 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 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; it 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 trust conveyance. It 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. It 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:

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 C. I. INC. its representatives or assigns.

OFFICIAL RECEIPT

EXHIBIT "A"

In order to more fully protect the security of this instrument, the mortgagor, its successors and assigns, do hereby covenant and agree that together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured by this instrument, that they will furnish to the holder or holders annually, evidence of the payment of all taxes and special assessments and premiums on policies of fire and hazard insurance, and in addition thereto the grantee further covenants and agrees that in the event that it should convey the property as herein above described or any interest therein, to another party, without first obtaining prior written consent of the holder of said note secured by this instrument, then the entire principal balance of said note, together with any accrued interest, shall become immediately due and payable at the option of the holder.

It is further agreed that the holder of the note secured by this instrument may charge a 4% penalty for any installment made after the 15th day of the month for the month payment was due.

OFFICIAL RECEIPT

ADDENDUM TO EXHIBIT "A"

It is hereby agreed and understood that Grantor is subject to assumption of said note secured by this instrument only after Grantee has provided sufficient proof of the acceptability of new Grantee's credit rating resulting from a written statement by Nashville Credit Bureau or a recognized equivalent.

OFFICIAL RECEIPT

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 Lindley Murray, Jr., 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.

BOOK 5950 PAGE 938

IN WITNESS WHEREOF, we, the said Annie Galbraith, unmarried and C. I. INC.

hereunto set our hands at Nashville, Tennessee, this the 28th day of August 19 80

Annie Galbraith, unmarried

C. I. INC.

By:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Galbraith, unmarried

the bargainor, 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 Nashville Tennessee, this 28th day of August, 19 80

Commission Expires [illegible]

James T. Patterson, Notary Public.

STATE OF
County.

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

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

Witness my hand and official seal at this day of , 19

, Notary Public.

Commission Expires

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5950 PAGE 939

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I personally acquainted, and who, upon oath, acknowledged self to be PRESIDENT of the C. I. INC., the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in Nashville, Tennessee this 28th day of August, 19 80

James T. Patterson, Notary Public

Commission expires 5-20-85

(over for additional acknowledgements)

H 12860

IDENTIF. REFERENCE

OCT 15 2 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$152.10

INSTALLMENT DEED

FROM
ANNIE GALBRAITH, UNMARRIED

TO
C. I., INC.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 38,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF September 1982
B. Edwards
Deputy Register

YOKLEY CO NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. I. INC. (NAME)	C. I. INC. (NAME)	104-11-295
700 AMERICAN TRUST Bldg. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
NASHVILLE, TENN. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 80.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 5950 PAGE 940

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
			38000.00- CO	
			23000.00- MO	
			98.80 CO TX	
			21.00 MO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	138.30-
			4387A10/15/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 12860

IDENTIF. T REFERENCE

OCT 15 2 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905055