This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 6035 PAGE 988

Total indebtedness under any contingency is $25,000.00.

**INSTALLMENT DEED**

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Country Music Foundation, Inc.<br>4 Music Square East<br>Nashville, Tennessee 37203 | Country Music Foundation, Inc.<br>4 Music Square East<br>Nashville, Tennessee 37203 | Map 82-16<br>Parcel 81 |

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND and NO/100 DOLLARS ($25,000.00), of which ONE THOUSAND and NO/100 DOLLARS ($1,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of TWENTY FOUR THOUSAND and NO/100 DOLLARS ($24,000.00), an Installment Deed Note (the "Note" or the "secured indebtedness") of even date herewith, with interest as described in the Note, with the final payment thereunder being due December 1, 1986, and providing for payment of attorneys' fees incurred in collection of said Note, and to secure the payment of said indebtedness, principal, interest, and attorneys' fees, a lien is expressly retained on the land herein conveyed, M. LAWRENCE GLOVER has this day bargained and sold, and does hereby transfer and convey unto the said COUNTRY MUSIC FOUNDATION, INC., a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 40 in Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, Chancery Court Clerk's Office at Nashville, Tennessee.
>
> Said Lot No. 40 fronts 48.00 feet, more or less, on the south side of Woodland Street and extends back 170.00 feet to an alley.
>
> Being part of the property conveyed to M. Lawrence Glover by quitclaim deed from Glover & Gardner Construction Company, Inc., of record in Book 5708, Page 798, of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 40, Barrow's Addition to Edgefield, Nashville, Tennessee 37206.

This conveyance is subject to:

1. 1982 taxes which Grantor agrees to pay.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said COUNTRY MUSIC FOUNDATION, INC., its successors and assigns forever. M LAWRENCE GLOVER (the "Grantor") covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as shown above. M. LAWRENCE GLOVER further covenants and binds its successors and assigns to warrant and forever defend the title to said real estate unto the said COUNTRY MUSIC FOUNDATION, INC., its successors 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 ($1.00) paid in cash, receipt of which is acknowledged, the said COUNTRY MUSIC FOUNDATION, INC., hereinafter referred to as Trustor, hereby transfers and conveys unto Thomas C. Scott, Trustee, his representatives 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 under policies in form satisfactory to the holder of the secured indebtedness and by companies satisfactory to said holder for the sum of TWENTY FOUR THOUSAND and NO/100 DOLLARS ($24,000.00), or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to the lawful owner or holder of said indebtedness as its interest may appear. Upon request Trustor shall deliver the original of said policies or policy to the holder of said indebtedness.

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 interest from the date of payment at the highest rate then permissible in the State of Tennessee, and shall be and become a part of the indebtedness secured hereby. Provided however, Trustor shall not be required to pay any taxes, assessments or liens upon the property if Trustor is contesting the same by proper legal proceedings diligently pursued and further provided that at such time as Trustor has exhausted all legal or administrative remedies, Trustor shall pay such taxes, assessments or liens.

Now, if Trustor shall pay the secured indebtedness when due according to its terms, pay all real estate taxes when due against the property conveyed hereunder during the term of the indebtedness, maintain the property in good repair, maintain the required insurance, pay any and all sums when due as aforesaid, and timely perform the covenants of this agreement, 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 when due, or if, Trustor fails to pay said taxes when due, maintain the property in good repair or insured, or pay said other sums when due, as herein provided, or Trustor fails to reimburse the Trustee, or the lawful owner and holder of said indebtedness for all sums with interest, so expended by said Trustee, or the lawful owner and holder of said indebtedness to perform Trustor's covenants in the event of Trustor's default, within thirty (30) days from date of such payment, or Trustor fails to timely perform the covenants of this agreement, 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 courthouse 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. 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:

OFFICIAL RECEIPT



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 indebtedness 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 Trustor, its order, 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 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.

In the event the Trustor conveys all or any portion of the property or any interest therein, the indebtedness secured hereby shall immediately become due and payable at the option of the holder of said indebtedness.

Upon all the terms hereinafter set forth, Grantor agrees that Trustor may, on or before January 1, 1984, convey the herein described real estate to Grantor and Grantor will discharge in full any remaining indebtedness due under the Note. Upon delivery by Trustor of a properly executed and acknowledged general warranty deed conveying the herein described real estate to Grantor or Grantor's heirs, representatives or assigns, together with payment in good funds of all transfer taxes and recording fees due for recording of said deed, and provided the title to said real estate is unencumbered except for 1984 taxes, Grantor agrees to deliver to Trustor the Note marked "paid in full".

The word "Trustor" when used herein shall apply to parties both singular and plural.

MARTHA SHIRL GLOVER does hereby transfer and convey unto COUNTRY MUSIC FOUNDATION, INC. all interest she may have as the spouse of Grantor, and is executing this Installment Deed expressly for that purpose.

WITNESS our hands this 16th day of December, 1982.

RUSH

H 4 0 6 9 3

IDENTIF. REFERENCE

APR 7 3 52 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

COUNTRY MUSIC FOUNDATION, INC.

By: William Lacy

Its: Director

M. Lawrence Glover

M. LAWRENCE GLOVER

Martha Shirl Glover

MARTHA SHIRL GLOVER

OFFICIAL RECEIPT
FELIX T. WILSON, II

BOOK 6033 PAGE 991

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twenty Five Thousand and No/100 Dollars ($25,000.00).

Subscribed and sworn to before me, this the 16th day of December, 1982.

William Lacy
AFFIANT

Juanita D. Thomason
NOTARY PUBLIC

My commission expires: July 21, 1984

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Lacy, with whom I am personally acquainted, who acknowledged himself to be the Director of Country Music Foundation, Inc., a corporation, the within bargainor, and who acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the the corporation by himself as such Director.

WITNESS my hand and seal this the 16th day of December, 1982.

Juanita D. Thomason
NOTARY PUBLIC

My commission expires: July 21, 1984

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared M. Lawrence Glover, the within bargainor, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 16th day of December, 1982.

Hazel S. Brown
NOTARY PUBLIC

My commission expires: April 15 1986

STATE OF TENNESSEE )
COUNTY OF Williamson).

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Martha Shirl Glover, the within bargainor, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 16th day of December, 1982.

Hazel S. Brown
NOTARY PUBLIC

My commission expires: April 15, 1986

# OFFICIAL RECEIPT

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

BOOK 6033 PAGE 992

RECEIVED OF_____

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 |
|---|---|---|---|---|
| | | | 25000.00- CO<br>24000.00- MO<br>65.00 CO TX<br>25.00 MO TX<br>.50 PRFEE<br>12.00 MSELD<br>CHECK | 97.50- |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 6 9 3

IDENTIF. REFERENCE

APR 7 3 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940572