733 11/07 157.50- CHECK

Installment Deed

BOOK 5171 PAGE 140

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G&P Associates (NAME:)	G & P Associates (NAME:)	94-133
8027 Hwy 70 South (STREET ADDRESS OR ROUTE NUMBER)	8027 Hwy 70 South (STREET ADDRESS)	3DZ-37135
Nashville, Tn. 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37221 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE THOUSAND AND NO/100 ($45,000.00) ----------*Dollars,*

of which ---------FIFTEEN THOUSAND AND NO/100 ($15,000.00)---------- ----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THIRTY THOUSAND AND NO/100-- ($30,000.00)----------*Dollars,*

G & P Associates, a partnership composed of Charles A. Graham, Robert E. Pomeroy and James L. Pomeroy *have executed* an installment deed note in the principal amount of $30,000.00 payable to the order of Helen L. Kennedy on July 1, 1984 plus interest at the rate of 11½% per annum. Said note cannot be prepaid without interest penalty. Such penalty to be the full interest owed on balance if paid July 1, 1984. Helen L. Kennedy and Mrs. Edward C. Kennedy is one and the same person

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,

Mrs. Edward C. Kennedy and husband, Edward C. Kennedy

have this day bargained and sold, and do hereby transfer and convey unto the said

G & P Associates, a partnership composed of Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy, their (~~HEIRS~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land located in the 3rd Civil District of Davidson County, Tennessee, being Lot 6-D, Riverhills Industrial Park, Section 7, as recorded in Book 4660, page 72, Register's Office for said County, and more particularly described as follows:

Beginning at a concrete monument in the north right-of-way line of Clovernook Drive, said monument being in the southwest corner of the herein described tract and the southeast corner of Section 4, River Hills Industrial Park recorded in Book 4660, page 46, said Register's Office and proceeding as follows: Leaving said right-of-way, north 5 deg. 56' 28" east a distance of 307.62 feet to a concrete monument, said monument being in the south right-of-way line of the L & N Railroad,

(Continued)

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is: $45,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of November 1983

Dewey W. Pedigo
Notary Public

My commission expires: 10-19-86

(Affix Seal)

DEWEY W. PEDIGO NOTARY PUBLIC

thence with said railroad right-of-way, north 85 deg. 10' east a distance of 99.46 feet to a point; thence leaving said right-of-way, south 8 deg. 32' 15" east a distance of 251.97 feet to a concrete monument; thence south 18 deg. 32' 58" west a distance of 100 feet to a point in the north right-of-way line of Clovernook Drive; thence with said right-of-way and with a curve to the left having a radius of 636.20 feet a distance of 140 feet to the point of beginning and containing 1.006 acre, more or less, as per survey by Turner Engineering Company dated November 3, 1973. The above described lot is subject to all easements, set back lines and owner's certificate as shown on the plat recorded in Book 4660, page 72, said Register's Office.

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Being the same property conveyed to Mrs. Edward C. Kennedy by deed from Riverhills, Inc. of record in Book 4772, page 447, Register's Office for Davidson County, Tennessee. Helen L. Kennedy and Mrs. Edward C. Kennedy is one and the same person.

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said G & P Associates, a partnership composed of Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy, their ~~XXXXXX~~ *(successors), heirs and assigns forever. We covenant 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.* , except 1983 taxes which have been pro-rated and paid this date. Title to that portion if any, of the premises embraced within the charter right of way of the L & N Railroad.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* G & P Associates, a partnership composed of Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy, their ~~XXXXXX~~ *(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 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 G & P Associates, a partnership composed of Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy *hereinafter referred to as trustors, hereby transfer and convey unto* Dewey Pedigo, Jr. *, 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:*

Trustors 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 the sum of $....., 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 said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustors further agree 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 trustors 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 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors 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, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail 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 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 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. 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:

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 trustors, their 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.

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

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 3rd *day of* November, *19* 83.

G & P ASSOCIATES, a Partnership

BY: Charles A. Graham
Charles A. Graham, Partner

Robert W. Pomeroy
Robert W. Pomeroy, Partner

James L. Pomeroy, Partner

Mrs. Edward C. Kennedy

Edward C. Kennedy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Mrs. Edward C. Kennedy and husband, Edward C. Kennedy *the within named 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, Tennessee *this* 3rd *day of* November, *1983.*

Dewey W Pedigo
Notary Public

Commission expires 10-19-86

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy d/b/a G & P Associates *the within named bargainor S., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.* BOOK 5171 PAGE 143

Witness my hand and official seat at Nashville, Tennessee *this* 3rd *day of* November, *1983.*

Dewey W. Pedigo
Notary Public

Commission expires 10-19-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *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 ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

H 8 4 8 2 8

IDENTIF. REFERENCE

Nov 7 11 27 AM '83

FELIX Z. WILBUN, JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

INSTALLMENT DEED

FROM

MRS. EDWARD C. KENNEDY, ET VIR

TO

G & P ASSOCIATES, a partnership

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON

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

RECEIVED OF _____

FOR _____

BOOK 6171 PAGE 144

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

45000.00- CAMT.
30000.00- MAMT.
117.00 CSTAX
28.00 MSTAX
.50 PRFEE
12.00 WDEED
CHECK 157.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

H84828.

IDENTIF. REFERENCE

NOV 7 11 27 AM '83

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 991626