This instrument prepared by:
Sam D. Hodges, III
323 Union Street
Nashville, Tennessee 37201

#1

INSTALLMENT DEED

Dale 21

BOOK 6252 PAGE 366

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. William Blevins P. O. Box 8187 Nashville, Tennessee 37207	SAME	92-10 206-207 208

FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00) DOLLARS, for which Grantee has executed his note of even date herewith in the principal sum of $65,000.00, bearing interest at the rate of 11% per annum, payable in monthly installments of $895.38, representing principal and interest amortized over a period of ten (10) years, beginning November 15, 1983, and continuing on the 15th day of each and every month thereafter until October 15, 1993, at which time the oustanding principal balance and any accrued but unpaid interest thereon shall be due and payable, 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.

JAMES V. BLEVINS and wife, PATTY H. BLEVINS, hereinafter called the "Grantors," have this day bargained and sold, and do hereby transfer and convey unto J. WILLIAM BLEVINS, hereinafter called the "Grantee," his heirs, successors and assigns, an undivided thirty-three and one-third (33-1/3%) percent interest in Grantor's interest in certain property in Davidson County, Tennessee, as follows:

> Said Grantor's interest is an undivided seventy-five (75%) percent interest in and to that land as shown on the Plat of T. M. Steger Home Place, a plan of which is of record in Plat Book 161, page 123, Register's Office for Davidson County, Tennessee, said land being part of Lots 9 through 28, as shown on said Plan with a certain closure of 30th Avenue North and 20 feet of 28th Avenue North (as closed) and excluded therefrom is that portion of land owned by the former Tennessee Central Railroad as shown on said Plan.
>
> Further excluded is that portion of the above-described property, if any, which was included in the conveyance to Jakes Manufacturing Company, Inc. (formerly Jakes Foundry Co., Inc., formerly M & J Corporation) by deed of record in Book 4816, page 499, Register's Office for Davidson County, Tennessee. The property deeded to Jakes Manufacturing Company, Inc. (formerly Jakes Foundry Co., Inc., formerly M & J Corporation) by deed of record in Book 4816, page 499, Register's Office for Davidson County, Tennessee, is described as follows:
>
> > A parcel or tract of land in the City of Nashville, Davidson County, Tennessee, being all of Lots nos. 1, 2, 3, 4, 5, 6, 7, 8 and parts of Lots Nos. 21, 22, 23, 24, 25, 26, 27, 28, and 20 feet of Steger Street (now closed),

and the 12 foot alley between said lots, in the subdivision of T. M. Steger home place, a plan of which is recorded in Plan Book No. 161, page 123, and described as follows:

Beginning at the southeast corner of T. M. Steger's property, which is also the corner of Charlotte Pike (formerly Cedar Street) and 28th Avenue (formerly Barrow Street), thence running westerly along the north line of Charlotte Pike (formerly Cedar Street) 448.5 feet, more or less, to the center line of Steger Street (now closed), which is also the southeast corner of Theatre Candies Incorporated property, thence in a northerly direction along the center line of Steger Street (now closed) and the east property line of Theatre Candies Incorporated, 135 feet, more or less, to a point that is 20 feet southerly at right angles to the center line of the Tennessee Central Railway Company's main tract to Hopkinsville, Kentucky, thence in a northerly direction 20 feet from and parallel to the center line of the Tennessee Central Railway Company's main track to Hopkinsville, Kentucky, 474 feet, more or less, to the west line of 28th Avenue (formerly Barrow Street), thence in a southerly direction along the west line of 28th Avenue (formerly Barrow Street), 290 feet, more or less, to the point of beginning.

Being part of the same property conveyed to James V. Blevins by deeds of record in Book 3277, page 517; Book 2342, page 533; Book 1913, page 75; Book 1807, page 561; Book 1450, page 306; Book 1383, page 362; and Book 1390, page 579, all in the Register's Office for Davidson County, Tennessee. James V. Blevins and J. V. Blevins being one and the same person.

An undivided 25% interest in the property described above, owned by Grantors, was conveyed to Betty Blevins Jensen by Quitclaim Deed from James V. Blevins and wife, Patty H. Blevins, of record in Book 5099, page 793, in the Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 5424, page 86, said Register's Office. By conveyance of a thirty-three and one-third (33-1/3%) percent interest in Grantors' remaining 75% interest in said property to Grantee herein, its is Grantors' intent that Grantee obtain an undivided twenty-five (25%) percent interest in the property by this deed.

TO HAVE AND TO HOLD the interest in said land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of an interest in said land, have a good right to convey it, and the same is unencumbered, except for 1983 property taxes and except as of record. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

AND NOW, for the purpose of better and more effectually securing the payment of said lien note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said note, as it matures, as

hereinafter provided, and for the consideration of ONE DOLLAR ($1.00), to us in hand paid, J. William Blevins, the said Grantee herein, does hereby transfer and convey unto SAM D. HODGES, III, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. I, the said Grantee, 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 such sum as may be required by Grantor, until the note 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 and holder of said note, as his interest may appear. I 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 I fail to do either, then the said Trustee, or the lawful owner and holder of said note, 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 I, the said Grantee, shall pay the note aforesaid when due, according to its 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 I 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; I fail to reimburse the Trustee or lawful owner and holder of said note for all sums, with interest so expended by said Trustee, or lawful owner and holder of said note, within 30 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 note, then past due and unpaid, said note 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 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 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. I agree that the Trustee may at any time, after default in the payment of said note, enter and take possession of said property, and shall only account for the net rents actually received by him. I 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:

FIRST 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 advise 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.

SECOND To the payment of all taxes which may be unpaid on said premises.

THIRD To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

FOURTH The residue, if any, will be paid to the grantee herein, his heirs, successors and 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 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.

WITNESS our hands this 10 day of Nov., 1983.

GRANTORS:

James V. Blevins
JAMES V. BLEVINS

Patty H. Blevins
PATTY H. BLEVINS

GRANTEE:

J. William Blevins
J. WILLIAM BLEVINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Blevins and Patty H. Blevins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 10 day of Nov., 1983.

Lucile C. Ludwig
NOTARY PUBLIC

My Commission Expires: 4-19-87

LUCILE C. LUDWIG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. William Blevins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 10 day of Nov., 1983.

Lucile C. Ludwig
NOTARY PUBLIC

My Commission Expires: 4-19-87

LUCILE C. LUDWIG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $65,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. William Blevins
Affiant

Sworn to and subscribed before me this

10 day of Nov., 1983.

Lucile C. Ludwig
NOTARY PUBLIC

My Commission Expires: 4-19-87

LUCILE C. LUDWIG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

1071 03/19 247.50- CHECK
I 0 9 4 9 4
IDENTIF. REFERENCE
MAR 19 3 21 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6252 PAGE 371

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
			65000.00-	CAMT.
			65000.00-	MAMT.
			169.00	CSTAX
			63.00	MSTAX
			.50	PRFEE
			15.00	WDEED
				CHECK 247.50-
			1001A03/19/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I D 9 4 9 4

IDENTIF. REFERENCE

MAR 19 3 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20981