INSTALLMENT DEED

BOOK 6315 PAGE 674

For and in Consideration of the sum of Forty Thousand ($40,000.00)---------- Dollars, of which Five Thousand ($5,000.00)---------- Dollars, has been paid in cash by ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, the receipt of which is hereby acknowledged, and for the remainder Thirty-Five Thousand ($35,000.00)---------- Dollars, the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, have executed their lien promissory note which is payable in 120 monthly payments of Five Hundred Twenty-Two and 59/100 ($522.59) Dollars each. Said payments include interest at the rate of 13% per annum. The first of said payments is due on the 13th day of July, 1984 and a like payment on the 13th day of each succeeding month thereafter until all of 120 payments have been paid in full. Said note is payable to the order of P. V. JACKSON, JR. at 95 White Bridge Road, Nashville, Tennessee or any other place as may be designated by the holder thereof

all of said notes bearing interest 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, we, P. V. JACKSON, JR. and wife, DELORES M. JACKSON have this day bargained and sold, and do hereby transfer and convey unto the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the southerly 37 feet of Lot No. 36 and the northerly 30 feet of Lot No. 37 on the Plan of Barrow Grove Subdivision of record in Book "S", Page 279, 319, 612 and 697, Register's Office for said County, described according to a survey made March 25, 1961 by Hickerson and Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly side of 5th Avenue, South, said iron pin being 36.9 feet from the south margin of Lea Street as shown on said survey; thence north 59° 30' east 178.5 feet to an iron pin in the westerly margin of an alley; thence with said alley south 30° 30' east 67 feet to an iron pin on said alley; thence south 59° 30' west 178.5 feet to an iron pin on the easterly margin of 5th Avenue, South; thence along said Avenue north 30° 30' west 67 feet to the point of beginning.

Being the same property conveyed to P. V. Jackson, Jr. by deed from First American National Bank of Nashville and Hortensia B. Millsaps, as Trustees and Executors under the Will of F. M. Millsaps, deceased, of record in Book 3219, Page 346, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

JUN 14 1 55 PM '84

FELIX Z. GILLOCH, REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved (X) improved ( ) property, known as 5th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

I 2 9 1 6 5

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, heirs and assigns forever. we covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, and their 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 us in hand paid, we, the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS,

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

We, the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS,

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 $_____ 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.

We 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 we 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 we, the said ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, 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 we 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; we 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. we 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. We 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 ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, 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 EARL THOMPSON, 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 6315 PAGE 676

IN WITNESS WHEREOF, we, the said P. V. JACKSON, JR. and wife, DELORES M. JACKSON, and ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, hereunto set our hands at Nashville, Tennessee, this the day of June 19 84

P. V. Jackson, Jr.
Delores M. Jackson
Roger C. Grooms, Jr.
Deborah W. Grooms

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. V. Jackson III, a Notary Public in and for said County and State, the within named P. V. JACKSON, JR. and wife, DELORES M. JACKSON, and ROGER C. GROOMS, JR. and wife, DEBORAH W. GROOMS, the 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 13th day of June, 19 84

P. V. Jackson III Notary Public.

Commission Expires 10-21-84

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 _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6315 PAGE 677

Before me, , a Notary Public of the State and

County aforesaid, personally appeared ,

with whom I 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 .

(over for additional acknowledgements)

INSTALLMENT DEED

FROM P. V. JACKSON, JR., et ux

TO ROGER C. GROOMS, JR., et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

P. V. JACKSON, III
Attorney at Law
162 Fourth Avenue North
205 Ambrose Building
P. O. Box 2868
Nashville, Tennessee 37219
(615) 255-7443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER C. GROOMS, JR. (NAME)	Same (NAME)	Map & Parcel No.
604 5th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	93-10-369
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

P. V. JACKSON, III
Attorney at Law
162 Fourth Avenue North, Suite 205
P. O. Box 2868
Nashville, Tennessee 37219
(615) 255-7443

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 Roger C. Grooms Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1984.

P. V. Jackson, III
Notary Public

MY COMMISSION EXPIRES: 10-31-84

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6315 PAGE 678

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
			40[illegible].00- CMT.	
			35000.00- MA IT.	
			104.00 CSTAX	
			33.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	149.50-
5089A06/14/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 1 6 5

T.
IDENTIF. REFERENCE

JUN 14 1 56 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0044386