ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
R. G. Associates, Ltd. (NAME)	Same (NAME)	93-11-154
c/o The Ritzen Group		
~~816 Third Av., South~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

INSTALLMENT DEED

BOOK 6356 PAGE 767

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand Four Hundred and no/100 ($13,400.00)---------- DOLLARS of which $6,700.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed a promissory note of even date herewith in the original principal amount of Six Thousand and no/100 ($6,700.00) Dollars, with no interest, the same to be due and payable on or before January 1, 1985. This note may be prepaid in whole or in part at any time without penalty.

I 42083

IDENTIFICATION

AUG 9 3 04 PM '84

FILED AND RECORDED IN OFFICE OF REGISTER DAVIDSON COUNTY, TN

RUSH

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.

Irene Schmitt Williams, wife of C. B. Williams

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto R. G. Associates, Ltd., a Limited Partnership,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly half of Lot No. 7 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County. Said northerly half of Lot No. 7 fronts 30 feet on the westerly side of 2nd Avenue, South, formerly Market Street and runs back between parallel lines 143 1/2 feet to an alley.

Being the same property conveyed to Irene Schmitt Williams by deed from J. Ross Cheshire, Jr., as Trustee for Ethel Lorene Connor pursuant to the terms of the trust created under the will of Ethel C. Bacherig by deed of record in Book 5695, page 406, Register's Office for Davidson County Tennessee and by Quitclaim Deed from United American Bank of Nashville now United Southern Bank of Nashville of record in Book 5852, page 288, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property known as 709 Second Avenue, South, Nashville, Tennessee (House Number) (Street) (P.O. Address) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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 for 1984 taxes which are prorated and assumed by grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, 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 grantees herein do hereby transfer and convey unto Don L. Smith 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 grantees 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 $ fmv 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 interest 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 grantees, 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 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 9th day of August 19 84

Irene Schmitt Williams

C. B. Williams

R. G. Associates, Ltd., a Limited Partnership

By:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~13,400.00~~

Affiant

Subscribed and sworn to before me, this the 9th day of August 1984

My commission expires My Commission Expires Nov. 1, 1987 (Affix Seal)

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me ANGELA S. POWERS, a Notary Public in and for said County and State, the within named ~~Irene Schmitt Williams~~ and C. B. Williams the bargainor, 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 day of August, 1984

Commission Expires My Commission Expires Nov. 1, 1987

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Irma Williams, a Notary Public of the State and County aforesaid, personally appeared Charles A Citzen, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be a General Partner of ~~XXX~~ R. G. Associates, Ltd., a Limited Partnership the within named bargainor, ~~XXXXXXXX~~ and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~XXXXXXXXXXXXXX~~ Limited Partnership by himself ~~XXXX~~ as such General Partner

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of August, 1984

Commission Expires 4-20-86

Irma Williams

Notary Public

Don L. Smith, Attorney
Manier, White, Herod, Hollabaugh & Smith

This instrument was prepared by: 700 Metropolitan Federal Bldg.
230 Fourth Ave., N.
Nashville, TN 37219

Name

Address

INSTALLMENT DEED 978

FROM

TO

08/09 45.04- CHECK #

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
311 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6356 PAGE 769

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13400.00- CAMT.	
			6700.00- MAMT.	
			34.84 CSTAX	
			4.70 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	46.04-
		097BA08/09/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

142088

IDENTIF. REFERENCE

AUG 9 3 04 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0059808