This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

J. E. A. Realty Corporation

TO

J. W. Hatchell & wife, Mary Lou Hatchell

For draftsman's use

Prepared by:
McMACKIN, GARFINKLE & McLEMORE
219 Fifth Avenue, North
Nashville, Tennessee 37219
(615) 255-4545

BOOK 6533 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. W. Hatchell & wife (NAME)	SAME (NAME)	79
7119-A Centennial Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25 KB
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

196623

IDENTIF. REFERENCE

APR 15 3 41 PM '85

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 400,000.00 J. W. Hatchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 1984.

Brenda Bradley
Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Four hundred thousand and NO/100 ($400,000.00) **DOLLARS**

of which $ 100,000.00 **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 one promissory note of even date herewith in the principal sum of Three hundred thousand dollars and NO/100 ($300,000.00), payable to the order of the hereinafter named Grantor in consecutive monthly installments of $3,303.25 each, with the first installment due on the 21st day of January 1985, and those following being due on the 21st day of each consecutive month thereafter until the entire principal amount of said note and interest at the rate of twelve percent per annum is paid in full; said note bearing interest at 12% per annum for a 20-year term, subject to a 10 year call provision,

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, we

J. E. A. Realty Corporation, a Tennessee Corporation

hereinafter called the grantor has **this day bargained and sold, and do hereby transfer and convey unto**

J. W. Hatchell and wife, Mary Lou Hatchell

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

Being a tract of land lying in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Alley, Young, Baumgartner, Inc., dated 12-19-1984, as follows:

BEGINNING at an iron pin in the West right-of-way line of Centennial Blvd., said iron pin also being 38.12' on a bearing of North 18° 30' 00" West from the Northeast corner of tract no. 1 and more particularly described as follows:

thence South 71° 30' 00" West, a distance of 234.88' to a point in the East right-of-way of the L. & N. Railroad; thence with a curve to the right having a radius of 1382.39', an arc distance of 368.18' to a point; thence North 71° 57' 46" east, a distance of 204.86' to a point; thence South 18° 30' 00" East, a distance of 42.98' to a point; ~~thence South 18° 30' 00" east, a distance of 42.98' to a point~~ (mcm); thence South 71° 30' 00" west, a distance of 5.63' to a point; thence South 18° 30' 00" East, a distance of 216.81' to an iron pin; thence North 71° 32' 39" East, a distance of 99.40' to an iron pin in the West right-of-way line of Centennial Blvd.; thence with said right-of-way South 18° 30' 00" East, a distance of 100.00' to the point of beginning and containing 1.69 acres, more or less. *

04/15 1350.50 - CHECK

This is unimproved ( ) improved (X) property, known as 7119-A Centennial Blvd., Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

*Being part of the same property conveyed to J.E.A. Realty Corporation by deed from E & A Realty Corporation of record in Book 4600, page 632, said Register's Office.

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 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.

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 Marlene Eskind Moses, Trustee, her 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, a sum equal to the unpaid balance due on the promissory note secured hereby, until said note 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 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, then 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 coveyance. THE UNDERSIGNED GRANTEE HEREBY EXPRESSLY WAIVES THE STATUTORY RIGHT OF REDEMPTION UNDER TENNESSEE LAW. 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 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.
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.

Grantees agree to pay all costs including attorney's fees, incurred by the holder of the promissory note secured hereby in recording, protecting, preserving, defending, enforcing or releasing the lien of this instrument.

In order to more fully protect the security of this instrument, the grantee, its successors and assigns, do hereby covenant and agree that together with and in addition to the monthly payment of principal and interest payable under the terms of the note secured by this instrument, that they will furnish to the holder or holders annually, evidence of the payment of all taxes and special assessments and premiums on policies of fire and hazard insurance, and in addition thereto the grantee further covenants and agrees that in the event that it should convey the property as hereinabove described or any interest therein, to another party, without first obtaining prior written consent of the holder of said note secured by this instrument, then the entire principal balance of said note, together with any accrued interest, shall become immediately due and payable at the option of the holder.

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 the trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantee, have hereunto set our hands this the 21st day of December, 1984.

J. W. HATCHELL

MARY LOU HATCHELL

J. E. A. Realty Corporation

J. E. A. REALTY CORPORATION

By: Elaine M. Eskind - President

ELAINE ESKIND, PRESIDENT

Alyse Sprintz - Sec-Treas.

ALYSE SPRINTZ, SECRETARY-TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elaine Eskind, and Alyse Sprintz, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary-Treasurer, respectively, of J. E. A. Corporation, the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary-Treasurer, respectively.

Witness my hand and seal, at office in NASHVILLE this 21st day of December, 1984.

Brenda Bradley

Notary Public

My commission expires: 1-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, BRENDAN BRADLEY, a Notary Public in and for said County and State, the within named J. W. Hatchell and Mary Lou Hatchell, the bargainors, 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 Davidson County, Tennessee, this 21st day of December, 1984.

Brendan Bradley
Notary Public

My commission expires: 1-19-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6533 PAGE 676

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

400000.00- CAMT
300000.00- MAMT
1040.00 CSTAX
298.00 MSTAX
.50 PRFEE
12.00 WDEED
CHECK 1350.50-
808 A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 6 2 3

IDENTIF. REFERENCE

APR 15 3 42 PM '85

DAVIDSON COUNTY, TN REGISTER

No. 125016