This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
ELGIN THOMPSON and wife,
REBECCA L. THOMPSON

TO
STEVE MINTON

For draftsman's use
This Instrument Was Prepared By
MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

BOOK 6548 PAGE 679

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Minton (NAME)	Steve Minton (NAME)	53-8-41
109 - 24th Street (STREET ADDRESS OR ROUTE NUMBER)	2212 Elliott Drive (STREET ADDRESS)	LW-1765
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J0179 4

TOGETHER REFERENCE

MAY 3 9 17 PM '85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1985.

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty-Five Thousand & 00/100 ($35,000.00) DOLLARS

of which $ 5,000.00 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 his promissory note in the principal sum of $30,000.00, of even date herewith, which said note is payable to the order of Elgin Thompson and wife, Rebecca L. Thompson. Said note provides for attorney's fees, if placed in the hands of an attorney for collection. Said note being payable in four (4) annual installments as follows: the first installment due on or before April 15, 1986 in the principal sum of $5,000.00, with interest at the rate of 12% on the unpaid balance. The second installment due on or before April 15, 1987 in the principal sum of $2,500.00, plus interest at the rate of 2% over and above the adjusted interest of the U. S. Treasury Bonds on said due date; the third installment due on or before April 15, 1988 in the principal sum of $2,500.00 88

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 expresaly retained on the land herein conveyed,

we, Elgin Thompson and wife, Rebecca L. Thompson,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Steve Minton

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

TRACT I: BEING Lot No. 4, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

SAID lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

INCLUDED in the above description but EXCLUDED therefrom is that property conveyed to Buchi Mechanical Company, Inc., from Elgin Thompson and wife, Rebecca L. Thompson, of record in Book 4915, page 700, said Register's Office, and described as follows:

BEING the easterly 60 feet of Lot No. 4, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 60 feet to a dead line in the rear.

BEING part of the property conveyed to Elgin Thompson, by deed from ***

This is unimproved ( ) improved ( ) property, known as ---- (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 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 Gay Lisa Levine 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 $ insurable amount 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 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.

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 15th day of April, 19 85.

Elgin C. Thompson

Rebecca L. Thompson

Steve M Minton

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 Elgin Thompson and wife, Rebecca L. Thompson, and Steve Minton 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, Davidson County, Tennessee, this 15th day of April, 1985.

My Commission Expires Oct. 19, 1986

Gay Lisa Levine Notary Public

Commission expires

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, (or proved to me on the basis of satisfactory evidence), 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 _____

** Remaining Mortgage Description

plus interest to be calculated on the same basis as is set out for the April 15, 1987 payment, and, a final payment of $20,000.00 principal being due and payable on or before April 15, 1989, plus interest to be determined as provided for herein; i.e., interest to be 2% over and above the adjusted interest rate on U. S. Treasury Bonds on said due date. Payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire indebtedness is paid in full.

*** Remaining Property Description

Christine Weatherford, Dennis L. Liggett and wife, Debbie L. Liggett, of record in Book 4875, page 724, Register's Office for Davidson County, Tennessee.

TRACT II: BEING the westerly 40 feet of Lot No. 5, Block 2, Dabbs & Elliott Subdivision, as shown on map recorded in Book 547, page 97, Register's Office for said County, described as follows:

BEGINNING at a point in the line between Lots Nos. 4 and 5, said point being 60 feet from the southerly margin of Elliott Avenue; thence with the line between Lots Nos. 4 and 5, 40 feet in a southwesterly direction to the common rear corner of said Lots Nos. 4 and 5; thence along the rear line of Lot No. 5, 50 feet to the common rear corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, 40 feet to a point; thence 50 feet to the point of beginning.

BEING the same property conveyed to Elgin Thompson and wife, Rebecca L. Thompson, by deed from Buchi Mechanical Company, Inc., a Tennessee corporation, of record in Book 4912, page 221, Register's Office for Davidson County, Tennessee.

TRACT III: BEING part of Lot 6, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

BEGINNING in the northwest line of 24th Street at the southerly corner of a lot owned by the Grantors at the southwest corner of 24th and Elliott Streets, said point of beginning being about 60.4 feet southwest from Elliott Street and being the easterly corner of the herein described parcel of land on which is situated a building owned by said Grantors and used for publishing newspapers; running thence southwesterly along 24th Street 39.8 feet to the southerly corner on which said building is situated; thence north 49 decrees 14 minutes west and along the southwest line of the lot on which said building is located, 50 feet to the westerly corner of said lot; thence north 40 degrees 45 minutes east along the northwest line of the lot on which said building is located, 39.8 feet to the northerly corner of said lot; thence south 49 degrees 14 minutes east 50 feet to the beginning.

The building mentioned on the herein described property has since been completely demolished and removed.

BEING the same property conveyed to Elgin C. Thompson and wife, Rebecca L. Thompson, by deed from Avery G. Green and wife, Rebecca V. Green, of record in Book 4689, page 70, Register's Office for Davidson County, Tennessee.

The said Elgin Thompson and Elgin C. Thompson being one and the same person.

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

BOOK 6548 PAGE 682

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
			350[illegible].00- CAMT.	
			300[illegible].50- MAMT.	
			51.00 CSTAX	
			28.00 MSTAX	
			.50 PRFEE	
			9.00 WDED	
			CHECK 129.50-	
			437|A05/03/85 BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0179[illegible]

IDENTIF. REFERENCE

MAY 3 3 17 PM '85

DAVIDSON COUNTY, TN

No. 131148