ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
M & M Development (NAME) c/o Mr. Terry Mayes P. O. Box 11987 (STREET ADDRESS OR ROUTE NUMBER) Columbia, TN 38401 (CITY) (P. O. ZONE) (STATE)	Same (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	75-10-1.1 4D-08155

BOOK 6601 PAGE 790

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand and 00/100 ---- (250,000.00) ---------- DOLLARS of which $ 50,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their promissory note of even date herewith payable to Grantor in two annual installments of $50,000.00 each, together with interest at the rate of 11 per cent per annum, likewise payable annually; and two additional annual installments of $50,000.00 each, together with interest on the unpaid balance at the rate of 12 per cent per annum. First of said annual payments shall be due on July 7, 1986, and on the like day of the next succeeding three years until paid in full,

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. I, CHARLES J. SANDERS, JR., doing business as Charles J. Sanders Distributors, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Terry Mays and J. A. Moran d/b/a M & M Development, a partnership, herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Addendum "A" attached hereto for complete description. . .

Aileen C. Sanders, wife of Charles J. Sanders, Jr., joins in this instrument solely for the purpose of conveying any marital rights which she may have in said property.

This is improved (X) unimproved ( ) property known as Northeast corner of Lebanon Road and Tyler Drive, / (House Number) (Street) (P. O. Address:) Nashville, TN 37214 (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 O. B. Hofstetter, Jr., 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/value 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 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 8th day of July 19 85.

Charles J. Sanders Distributors,
a Partnership

By Charles J. Sanders Jr
Partner / Individually

Aileen C. Sanders

M & M Development, a partnership

By Tony Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Tony Mayo
Affiant

Subscribed and sworn to before me, this the 8th day of July, 19 85

My commission expires 10-20-85 (Affix Seal)

Eunice Miller
Notary Public

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 Charles J. Sanders, Jr. d/b/a Charles J. Sanders Distributors and Aileen C. Sanders, wife of Charles J. Sanders, Jr., 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 8th day of July, 1985

Commission Expires 10/20/85

Eunice Miller
Notary Public.

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, 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 _____

mail

This instrument was prepared by:
HOFSTETTER & HOFSTETTER, Attorneys — Suite 500, 230 Fourth Avenue North, Nashville, TN 37219
Name — Address

INSTALLMENT DEED

FROM
CHARLES J. SANDERS, JR. d/b/a
CHARLES J. SANDERS DISTRIBUTORS

TO
M & M DEVEOPMENT, a partnership

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO. 1005-HESSEY 8-1-75

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary public of the State and County aforesaid, personally appeared Terry Map, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner in M.& M DEVELOPMENT, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, this 8th day of July, 1985.

Eunice Miller
Notary Public

My commission expires:
October 20, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary public of the State and County aforesaid, personally appeared Charles J. Sanders, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner in CHARLES J. SANDERS DISTRIBUTORS, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, this 8th day of July, 1985.

Eunice Miller
Notary Public

My commission expires:
October 20, 1985

ADDENDUM "A"

Land in Davidson County, Tennessee, being Part of Parcel "B" on the Plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Tyler Drive, said point being the northwesterly corner of Lot No. 33; thence eastwardly along the line between Parcel B, and Lots Nos. 33, 32, and 31, 200 feet to a point in the northerly line of Lot No. 31; thence at right angles northwardly along a line parallel to Tyler Drive, 200 feet, more or less, to a point in the southerly margin of Lebanon Road; thence westwardly along the southerly margin of Lebanon Road, 150 feet to a point, which is the beginning of a curve to the left, having a radius of 50 feet; thence southwestwardly around said curve, 78.6 feet to a point in the easterly margin of Tyler Drive; thence southwardly with said margin of Tyler Drive, 150 feet to the point of beginning.

Being part of the same property conveyed to Charles J. Sanders, Sr., Charles J. Sanders, Jr., Roy Brown and H. G. Buchanan, Partners, d/b/a Charles J. Sanders Distributors, by a deed from A. N. Johnson, Trustee, of record in Book 3808, Page 35, Register's Office for Davidson County, Tennessee. Charles J. Sanders, Jr., now being the sole owner of said partnership assets, executes this instrument for the partnership and for himself individually.

Said property is conveyed subject to 10-foot easement for public utilities and drainage and cnditions of owner's certificate as shown on plan of recrd n Book 3300, Pages 70 and 71, Register's Office for said County; and to 15-foot easement for a water and sewer line granted Cumberland Water Company by A. H. Johnson, Trustee, across premises and other rights and privileges as set out in instrument of record in Book 3463, Page 91, Register's Office for said County.

Said property is subject to restrictive covenants of record in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

Taxes for 1985 to be pro rated and assumed by Grantee.

J 1 9 2 7 8
IDENTIF. REFERENCE
JUL 9 11 09 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
$74 07/02 #40.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6601 PAGE 794

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250000.00- CAMT.	
			200000.00- MAMT.	
			650.00 CSTAX	
			198.00 MSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 860.50-	
			5874A07/09/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1.9 2 7.8

IDENTIF. REFERENCE

JUL 9 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152126