This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD- 4

FROM

Joe Davies, et ux and

Nina R. Brown, an unmarried widow

TO

Charles E. Knight and wife, June G. Knight

d/b/a United Mechanical Systems

For draftsman's use

Rick M. Johnson
Attorney at Law
3221 Nolensville Road
Nashville, TN 37211
(615) 832-0138

BOOK 6613 PAGE 818

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Knight, et ux (NAME)	~~Charles E. Knight~~ (NAME)	105-12
1898 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	Rt #2 Box 287-3 (STREET ADDRESS)	25
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Goodletsville Tenn 37072 (CITY) (STATE) (ZIP)	6DA13636

(FOR REGISTER'S USE)

J 2: 3: 2 7: 4:

IDENTIF. REFERENCE

Jul 24 1 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.00 /C. E. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 1985

Edward W. Hall
Notary Public

MY COMMISSION EXPIRES: 7-17-88
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty Thousand and No/100 ($30,000.00) Dollars

DOLLARS

of which $ 10,000.00 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 a promissory note of even date payable to Joe Davies and Nina R. Brown in the principal amount of Twenty-Thousand and No/100 ($20,000.00) Dollars, payable as therein specified. This note cannot be assumed, transferred or otherwise conveyed to another purchaser without the written permission of the holder, the holder can call this note at once due and payable.

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, Joe Davies and wife, Verna M. Davies and Nina R. Brown, an unmarried widow

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

Charles E. Knight and wife, June G. Knight, d/b/a United Mechanical Systems

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

A small strip of land in the 6th, formerly the 9th, Civil District of said County, described according to a plan of a large tract of land of which this is a part made in July 1922 by W. B. Southgate, Surveyor, as follows:

Beginning in the center of Nolensville Turnpike under the center of the bridge over Brown's Creek; thence with the center of said Turnpike, south 33 deg. 20 min. east 375 feet, more or less, to the westerly line of the right-of-way of the Tennessee Central Railroad Company; thence with said right-of-way northerly 600 feet, more or less, to the north line of said tract of land; thence with said line, north 86 3/4 deg. west 100 feet, more or less, to the center of Brown's Creek; thence with the center of said Creek, south 5 deg. east 250 feet south 51 1/2 deg. west 92 feet to the beginning, including and excluding the right-of-way of the Nashville Railway and Light Company.

Being the same property conveyed to W. R. Brown and Joe Davies by deed from Fred Hathcock and wife, Hazel Hathcock of record in Book 1760, Page 41, Register's Office for Davidson County, Tennessee. The said W. R. Brown having since died and devised the herein described property to Nina R. Brown, his widow, by Will Book 127, Page 106, Probate Court for Nashville, Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1898 Nolensville Road, Nashville, TN

(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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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 Rick M. Johnson 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 $full 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 23 day of July 1985.

X Joe Davies — Joe Davies

Charles E. Knight — Charles E. Knight

X Verna M. Davies — Verna M. Davies

June G. Knight — June G. Knight

Nina R. Brown — Nina R. Brown

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) HAMILTON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joe Davies and wife, Verna M. Davies

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 CHATTANOOGA Tennessee, this 16 day of July 16, 1985.

James W. Lowe Notary Public

Commission expires 9-18-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NINA R. BROWN, an unmarried widow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and offical seal at Nashville, Tennessee this 23 day of July, 1985.

Edward W. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. KNIGHT AND WIFE, JUNE G. KNIGHT, 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 offical seal at Nashville, Tennessee this 23 day of July, 1985.

Edward W. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6613 PAGE 821

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
			30000.CO- CAMT.	
			20000.CO- MAMT.	
			78.00 CSTAX	
			18.00 MSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 105.50-	
0929A	07/24/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2327 4

IDENTIF. REFERENCE

JUL 24 1 53 PM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157053