This instrument prepared by Ervin M. Entrekin, Attorney, 21st Floor, First American Center, Nashville, Tennessee 37238

INSTALLMENT DEED

BOOK 6795 PAGE 362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION 1000 Church Street Nashville, Tennessee 37203	SAME	084-16-0 215.00 Field Book No. 03DZ67076

FOR AND IN CONSIDERATION of the payment of a note of even date herewith in the principal amount of $1,447.49 payable to the order of BHW Corporation, together with interest on the unpaid principal balance remainig from time to time at the prime rate announced by the Third National Bank in Nashville, Tennessee from date hereof, both interest and principal shall be due and payable on July 1, 1985, BHW CORPORATION, does hereby transfer and convey unto NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, its successors and assigns, a remainder interest in the within described property effective from and after January 1 of the year 2026 and said property is more particularly described as follows:

Land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 5 as shown on BHW Corporation Subdivision recorded July 12, 1983 in Book 5200, page 555, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the extended right-of-way dedication of Shady Grove Road and is more particularly described as follows:

BEGINNING at an iron pin in what will be the right-of-way of Shady Grove Road as required by the Davidson County Planning Commission, 10 feet East of the existing right-of-way for the adjoining lots and for this lot prior to the recording of the Subdivision Plat and the requirement by the Metropolitan Planning Commission of Nashville and Davidson County that the subdivision owner dedicate an additional 10 feet in order to widen Shady Grove Road and said iron pin is set in the southerly boundary of the adjoining Crowder lot (as represented by deed of record in Book 5776, page 769, Register's Office for Davidson County, Tennessee) and running thence South 88° 16' 37" East 190.6 feet to an existing iron pin; thence North 2° 11' 20" East 39.75 feet to an existing iron pin in the southwesterly right-of-way of L & N Railroad; thence with the L & N Railroad right-of-way South 38° 27' 37" East 244.08 feet to an iron pin; thence South 2° 11' 20" West 255 feet to an iron pin; thence South 87° 39' 8" East 159.00 feet to an iron pin; thence North 2° 11' 20" East 350 feet to an iron pin; thence North 88° 16' 37" West 190.60 feet to the extended right-of-way of Shady Grove Road; thence with the extended righ-of-way of Shady Grove Road North 2° 11' 20" East 50 feet to the point of beginning and containing 64,762 square feet more or less.

Being part of the same real property conveyed to BHW Corporation by deed of Garland B. Clark and wife Alice W. Clark dated April 18, 1960 and recorded in Book 3066, page 581, Register's Office for Davidson County, Tennessee and also part of the same real property conveyed to BHW Corporation by deed of J. W. Underwood and wife Betty Underwood dated July 12, 1967 and recorded in Book 4157, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the reservation of the use of the property from the date of this deed through December 31 of the year 2025.

The subject sale is the sale of a remainder interest in the property.

The sale of the above described land is made to the said Nashville Young Men's Christian Association, to further the work of the Nashville Young Men's Christian Association and it is made on and subject to the following condition that if said Nashville Young Men's Christian Association or its successor decides not to use all or any part of said land, from time to time, and if Nashville Young Men's Christian Association or its successors, receives from a financially responsible offeror a bona fide written offer, or offers, to purchase or lease said realty, or any part thereof, from time to time, which Nashville Young Men's Christian Association, or it successor, is willing to accept, written notice thereof accompanied by an executed counterpart or copy of such signed offer, or offers, shall be delivered to BHW Corporation; and BHW Corporation shall have thirty (30) days from the date of receipt of such written notice and offer in which to notify Nashville Young Men's Christian Association in writing that BHW Corporation agrees to purchase or lease the property described in such offer upon the terms provided for therein: and in the case of an offer to purchase, such notice from BHW Corporation shall specify a date for closing sale and for delivery of deed in compliance with terms of payment of said

offer at a place in Davidson County, Tennessee, designated in said notice and on a business day between the hours of 10:00 AM and 2:00 PM which day shall not be earlier than five (5) days nor later than ten (10) days from the date such notice from BHW Corporation is posted in the United States Mail property stamped and addressed to Nashville Young Men's Christian Association. At such time and place, sale shall be closed and deed delivered to BHW Corporation. If BHW Corporation does not elect to purchase or lease the property covered by such original offer, as provided above, sale or lease may be made thereunder to the original offeror from and after lapse of thirty (30) days from the date of notice of the offer is delivered to BHW Corporation provided it is made in strict accord with said offer.

Nothing in the foregoing paragraph shall be construed as affecting the right of Nashville Young Men's Christian Association or its successor, from mortgaging the property, or any part thereof, for the purpose of improving the same; provided, however, any and all such mortgages shall contain a provision requiring the holder of the debt and trustee, if any, to give BHW Corporation written notice of the date of any foreclosure sale at least twenty (20) days prior to the date fixed for such sale.

The foregoing conditions are covenants running with the land and binding on the Nashville Young Men's Christian Association until December 31, 2005, after which time it shall not be necessary to notify BHW Corporation and/or give them the right of refusal of any lease or purchase of the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, its successors and assigns forever. BHW Corporation does covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes and as otherwise indicated herein.

And for the purpose of securing the principal and interest of the purchase money note described hereinabove together with attorney fees and cost of collection, a vendor's lien is reserved.

BHW Corporation does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said real estate to the said NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, its successors 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinabove provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, hereinafter referred to as Trustor, hereby transfers and conveys unto Ervin M. Entrekin, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agrees 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 fair market value of improvements until the indebtedness herein secured is fully paid and to have the loss, if any, made payable on the policy, or policies, for the benefit of the lawful owner or holder of said indebtedness as their interest may appear. Trustor will furnish satisfactory evidence of such coverage at closing and upon reasonable requests thereafter.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and upon demand of said Trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the Trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by Trustor upon demand of the Trustee or lawful owner or holder of said indebtedness, and upon failure to do any of these things, then said Trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear twelve percent (12%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if Trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, of if, failing to pay taxes, keep up repairs or keep said premises insured, or pay other sums when due, as herein provided, Trustor fails to reimburse the Trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said indebtedness, within thirty (30) 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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

(20) 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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:

FIRST: 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.

SECOND: To the payment of all taxes which may be unpaid on said premises.

THIRD: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

FOURTH: The residue, if any, will be paid to Trustor, her order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named Trustee shall be vested in said successor.

The word "Trustor" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, on this the 31st day of May, 1985.

BHW CORPORATION

BY: _____
Authorized Officer

NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION

BY: _____
Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Luther A. Beazley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath, acknowledged himself to be the president of BHW CORPORATION, the within named bargainor, a corporation, and that he as such president being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such president.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 31st day of May, 1985.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Walter G. Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath, acknowledged himself to be the authorized officer of NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 31st day of May, 1985.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1447.49).

Subscribed and sworn to before me, this the 31st day of ~~March~~ May, 1985.

Walter G. Knestrick
AFFIANT

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986
(AFFIX SEAL)

80126

IDENTIFICATION REFERENCE

FILED
MAR 4 11 08 AM '86
DAVIDSON COUNTY, TN
REGISTER

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

RECEIVED OF _____

FOR _____ BOOK 6795 PAGE 366

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
			1447.49- CAMT.	
			3.64 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 16.14-	
9609A03/04/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:01:26
IDENTIFT REFERENCE
MAR 4 11 08 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224020