INSTALLMENT DEED

BOOK 7200 PAGE 69

This instrument was prepared by: Frank Newman, Atty., Donelson, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Freeman Photographers, Inc (NAME)	same (NAME)	Map 119-9
2816 Foster Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 192
Nashville, Tenn 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6DA-34234

FOR AND IN CONSIDERATION OF the sum of $61,668.85
Sixty-one thousand Six Hundred Sixty-eight and eighty-five/100-- DOLLARS

of which $ none 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 its promissory note in the principal sum of Twenty-five Thousand Eight Hundred Four and thirty-seven/100 Dollars ($25,804.37) payable to the order of Joe Paul Freeman or Bessie D. Freeman on or before five years after date with interest at ten per cent (10%) per anum on the unpaid balance.

RUSH

APR 13 8 15 AM '87
DAVIDSON COUNTY, TN
REGISTER'S FEE

INDEXING REFERENCE

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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, Roger Paul Freeman and wife, Donna C. Freeman

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
Freeman Photographers, Inc., a Tennessee corporation,

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

Being Lot No. 23 on the Plan of Parkway Subdivision, as of record in Book 974, page 62 in the Register's Office for Davidson County, Tenn.

Said Lot No. 23 fronts 50 feet on the easterly side of Foster, formerly Akin Avenue, as widened, and extends back 162 feet on the northerly line and 158.7 feet on the southerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Roger Paul Freeman by deed from William W. Morris et ux, Edna C. Morris, as of record in Book 5608, page 693 in the Register's Office for Davidson County, Tenn.

This conveyance is made subject to the lien contained in and secured by a Deed of Trust of record in Book 6862 page 206 in said Register's Office the obligation to pay which is assumed by the grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,668.85

Subscribed and sworn to before me, this the 10th day of April 19 87

Affiant

My commission expires: Sept 11, 1990 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2816 Foster Avenue, Nashville, Tenn. 37211
(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 Frank M. Newman 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 $ 50,000.00 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, 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 9th day of April 19 87

Joe Michael Freeman

Roger P. Freeman

Donna C. Freeman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roger Paul Freeman and wife, Donna C. Freeman

the within named 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 Nashville, Tennessee *this* 10th *day of* April, *19* 87

Frank M. Freeman *Notary Public*

Commission expires Sept 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Joe Michael Freeman *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* Freeman Photographers, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him*self as* .

Witness my hand and seal, at office in Nashville, Tennessee *this* 9th *day of* April, *19* 87

Frank M. Freeman *Notary Public*

Commission expires Sept 11, 1990

INSTALLMENT DEED

FROM

ROGER PAUL FREEMAN et ux

TO

FREEMAN PHOTOGRAPHERS, INC.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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

RECEIVED OF _____

FOR _____

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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

CK 1[illegible].[illegible] CAMT.
25884.37 MAMT.
172.76 COTAX
23.00 MSTAX
.00 PRFEE
6.00 MTGRP
CHECK 203.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13891

IDENTIFICATION REFERENCE

APR 13 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68210