BOOK 7219 PAGE 36

This form furnished by Attorneys Title Company, Inc.

**INSTALLMENT DEED** Form No. WD-4

FROM Charles F. Brown & wife, Alberta Brown, J. B. Watson, Jr. & wife, Marjorie C. Watson, and Elizabeth Edna Harris, Testamentary Trustee under the Will of John I. Harris, Jr.

TO

Supreme Anodizing Co., Inc.

For draftsman's use
This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

RE-RECORD BOOK 7228 PAGE 528

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Supreme Anodizing Company (NAME) | Same (NAME) | Map 105-4 |
| 812 Palmer Place (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 265 |
| Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

2019.3

IDENTIFICATION REFERENCE

APR 29 2 31 PM '87

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

$ 12,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1987

Notary Public

MY COMMISSION EXPIRES: 3-11-1991

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand Five Hundred----- ------($12,500.00)------ DOLLARS

of which $ 2,500.00 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 and delivered its single promissory real estate lien note in the amount of $10,000.00 payable to the grantors herein by making payment to J. B. Watson, Jr., Attorney, in the amount of $212.48 per month beginning May 15, 1987 and monthly thereafter over a period of 72 payments of $212.48 each; provided further that the maker of said note has the privilege of paying the total principal balance due on any payment date; said note carries an interest rate of 10% per annum; interest on each payment is to be first deducted and the balance applied to principal.

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 Charles F. Brown & wife, Alberta Brown, James B. Watson, Jr. & wife, Marjorie C. Watson and Elizabeth Edna Harris, Testamentary Trustee under the Will of John I. Harris, Jr.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Supreme Anadizing Co., Inc.

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

Being part of Lot No. 23 on the Old Fairgrounds Plan of Lots, as of record in Book 21, page 116, Register's Office for said County, described as follows:

Beginning at the southeast corner of Lewis, formerly East Hill Street, and Stanley, formerly North Hill Street, being the northwest corner of said Lot No.23 thence with the southerly margin of Stanley Street, easterly 155 feet to T. A. Turner's northwest corner; thence with his westerly line, southerly 53 feet; thence westerly parallel with Stanley Street, 155 feet to the easterly margin of Lewis Street; thence with the easterly margin of said Street, northerly 53 feet to the beginning.

Being the same property conveyed to Charles F. Brown, John I. Harris, Jr. and James B. Watson, Jr. by Sarah W. O'Neal by deed of record in Book 4117, page 555, Register's Office for Davidson County, Tennessee.

Taxes for 1987 have been prorated and are assumed by the purchaser.

This is unimproved (X) improved ( ) property, known as 1222 Lewis Street, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BOOK 7219 PAGE 37

RE-RECORD BOOK 7228 PAGE 529

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 grantors herein do hereby transfer and convey unto Mary Ann Reese, 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 $_____ until the notes herein secured are fully paid, now in force the lien, if any, and 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, with power to same to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments levied upon, and to discharge other liens on said property; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, may do either or both of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured thereby, 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 tenor, and pay taxes, liens and expenses, 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, or fail to reimburse the Trustee or lawful owner and holder of said notes for all sums with interest, as provided herein, then, and in such event, the said Trustee, or the 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 hereby 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 such services as may be employed in instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien, and the expenses of any such litigation.
2nd. To the payment of all taxes and assessments 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 3rd day of April 19 87

Charles F. Brown — Alberta Brown

Elizabeth Edna Harris, Testamentary Trustee under Will of John I. Harris, Jr.

James B. Watson, Jr. — Marjorie C. Watson

Systems Acquisition Co., Inc.
By A. C. Tyrrell, Jr. PRES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Elizabeth Edna Harris, Testamentary Trustee under the Will of John I. Harris, Jr., James B. Watson, Jr. and wife, Marjorie C. Watson the 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 3rd day of April, 19 87

Edna S Woods, Notary Public.

Commission expires 3-11-1990

STATE OF ARKANSAS }
COUNTY OF Crittenden }

Before me, Pat Walker, a Notary Public of the State and County aforesaid, personally appeared Charles F. Brown and wife, Alberta Brown the bargainors with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained,

Witness my hand and seal, at office in West Memphis, Ark. this 3rd day of April, 19 87

Pat Walker, Notary Public.

Commission expires 10-22-91

RE-RECORD BOOK 7228 PAGE 530

STATE OF TENNESSEE

DAVIDSON COUNTY

Before me, Edna S. Woods, a Notary Public in and for the State and County aforesaid, personally appeared A. C. Tucker, 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 the President of the Supreme Anodizing Co., Inc., a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1987.

Edna S. Woods NOTARY PUBLIC

My commission expires 3-11-1987

23294

IDENTIFICATION REFERENCE

MAY 7 9 53 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN