INSTALLMENT DEED

For and in Consideration of the sum of One Hundred Sixty-Eight Thousand and No/100---------- Dollars, of which Fifty Thousand and No/100---------- Dollars, has been paid in cash by J. R. Nash---------- the receipt of which is hereby acknowledged, and for the remainder of One Hundred Eighteen Thousand and No/100 ($118,000.00)---------- Dollars, the said J. R. Nash---------- has executed his promissory note payable in 60 monthly installments of $1,559.38 each with interest at the rate of 10% per annum, said note providing for payment of attorney's fees. The final payment due on the first day of July, 1992, will be in the amount of Seventy-Four Thousand Nine Hundred Fifty-Two and 75/100 Dollars, ($74,952.75). Maximum principal indebtedness for Tennessee recording tax purposes is $118,000.00.

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, Central-Cumberland Corporation has

---

~~have~~ does this day bargained and sold, and ~~do~~ hereby transfer and convey unto the said J. R. Nash, his

---heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Blocks "B" and "C" on the Map of Palmer Place of record in Book 57, page 117, Register's Office for said County and part of Alley No. 125½ now closed by Ordinance No. 45-298 of the Ordinances of the City of Nashville, and more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyor, dated July 17, 1956, as follows:

BEGINNING at a point in the southwest corner of the intersection of a 10 foot alley and Lea Avenue, which point is 125 feet more or less westerly from the southwest corner of the intersection of Lea Avenue and 8th Avenue, South; thence along the westerly margin of said alley, southerly 170 feet more or less to a point in the northerly margin of Palmer Place; thence westerly along the northerly margin of Palmer Place, 190.9 feet more or less to a point in the easterly margin of a 10 foot alley; thence northerly 170.3 feet more or less to a point in the southerly margin of Lea Avenue; thence along the southerly margin of Lea Avenue, 180.3 feet more or less to the point of beginning.

Subject to a right of use by the public for alley purposes of the westerly 10 feet of this Tract as above described, same being dedicated to public use by action of the Mayor and City Council in accepting offer of the Crichton Company as shown in Bill No. 45-298, approved by the Mayor and City Council on January 25, 1946.

BEING the same property conveyed by Deed from Motorent, Inc., to Central Van and Storage Co., Inc., of record in Book 3437, page 429, in the Register's Office for said County. Said Central Van and Storage Co., Inc., merged with Cumberland Storage and Warehouse to become Central-Cumberland Corporation by merger agreedment dated August 31, 1966, of record in Book 4068, page 579, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 805-809 Lea Avenue, Nashville, TN 37203
(House Number) (Street) P. O. Address (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J. R. Nash, his heirs and assigns forever. It covenants 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.

It further covenant and binds its successors and representatives, to warrant and forever defend the title to said real estate to said J. R. Nash, his 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 it in hand paid, it, the said Central-Cumberland Corporation

do hereby transfer and convey unto Robert E. Cowan, 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.

I, the said J. R. Nash

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 the 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.

I 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 I 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 I, the said J. R. Nash 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 I 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; if I 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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. I 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. I 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 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.

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 Central-Cumberland Corporation, its successors, 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 Robert E. Cowan, Jr., Trustee, shall be vested in said successor.

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 J. R. Nash and Robert E. Cowan, Jr., hereunto set our hands at Nashville, Tennessee, this the 22 day of July 19 87

J. R. NASH

ATTEST:

CENTRAL-CUMBERLAND CORPORATION

By: _____
Treasurer

CENTRAL-CUMBERLAND CORPORATION

By: Robert E. Cowan Jr
Robert E. Cowan, Jr., President

STATE OF TENNESSEE

DAVIDSON **County**

Personally appeared before me, BETH L. WALLACE, a Notary Public in and for said County and State, the within named J. R. Nash

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July 19 87

Beth L. Wallace Notary Public

Commission Expires 5-13-90

STATE OF TENNESSEE

DAVIDSON **County.**

Before me, BETH L. WALLACE, a Notary Public in and for the State and County aforesaid, personally appeared Robert E. Cowan, Jr.

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN
JUL 24 9 22 AM '87
IDENTIFICATION REFERENCE
48766

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 Central-Cumberland Corp., 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 22nd day of July 19 87

Beth L. Wallace Notary Public

Commission Expires 5-13-90

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for 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 himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

INSTALLMENT DEED

FROM
CENTRAL-CUMBERLAND CORPORATION

TO
J. R. NASH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. R. Nash (NAME)	SAME (NAME)	Map 093-10-0
805 Lea Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 040.00
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

JON L. SETZER
1101 Stahlman Building
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$168,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July, 1987

_____ Notary Public

MY COMMISSION EXPIRES: 5-23-90

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 7305 PAGE 207

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
			168000.00- CONT.	
			118000.00- MORT.	
			470.40 CSTAX	
			116.00 MSTAX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK 588.90-	
			33/2AU7/24/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.7.6.6.

IDENTIFT REFERENCE

JUL 24 9 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107467