This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Meila Sales & Material Converting

TO

Phil Blakeslee

For draftsman's use MCH

This instrument prepared by:
Henry A. Seligmann, Atty.
211 Printers Alley Bldg.
Nashville, TN 37201

4999 04/12 0101 03CHECK 244.50

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Blakeslee (NAME)	Meila Sales & Material Conv. (NAME)	51-1-63
5312 Edmondson Pk. #3 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60054 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

24264

IDENTIFICATION REFERENCE

APR 12 11 25 AM '89

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

$54000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March 1989

W. L. Weems
Notary Public

~~MY COMMISSION EXPIRES:~~ May 29, 1989
~~(AFFIX SEAL)~~

FOR AND IN CONSIDERATION OF the sum of Fifty-four Thousand ($54,000.00) DOLLARS

of which $ 0 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

Having given their Note of even date in the principal amount of $54,000.00, payable in equal installments of $ 413.15 at 8% interest of unpaid principal plus tax beginning on April 1, 1989 with the balance, if not sooner paid, due on or before April 1, 2009, all as further set forth therein. Buyer will pay insurance & condo fee, provide a copy of policy to Meila Sales & Material Converting and payment each month no less than $360.00 per month.

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, Meila Sales & Material Converting

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

Phil Blakeslee

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

Being Unit No. 5312-#3 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being part of the same property conveyed to Meila Sales & Material Converting by deed from BVT County Place, Ltd., a Tennessee limited partnership of record in Book 7171, Page 651, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Maximum Principal Indebtedness for Tax Purposes is $54,000.00

This is unimproved ( ) improved ( ) property, known as 5312 #3 Edmondson Pk. (House Number) (Street) Nashville, TN 37211 (P. O. Address: City or Town) (Postal Zone)

Book 7171
Page 651
(3-18-87)

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_____ 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, 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 13 day of March 19 89.

_____ Phil Blakeslee

_____ for Meila Sales + Material Co.

_____ Hans DeLigne

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Meredia Carpenter, a Notary Public in and for said County and State, the within named PHIL BLAKESLEE

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 13th day of March, 1989

Meredia Carpenter, Notary Public.

Commission expires 10-9-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

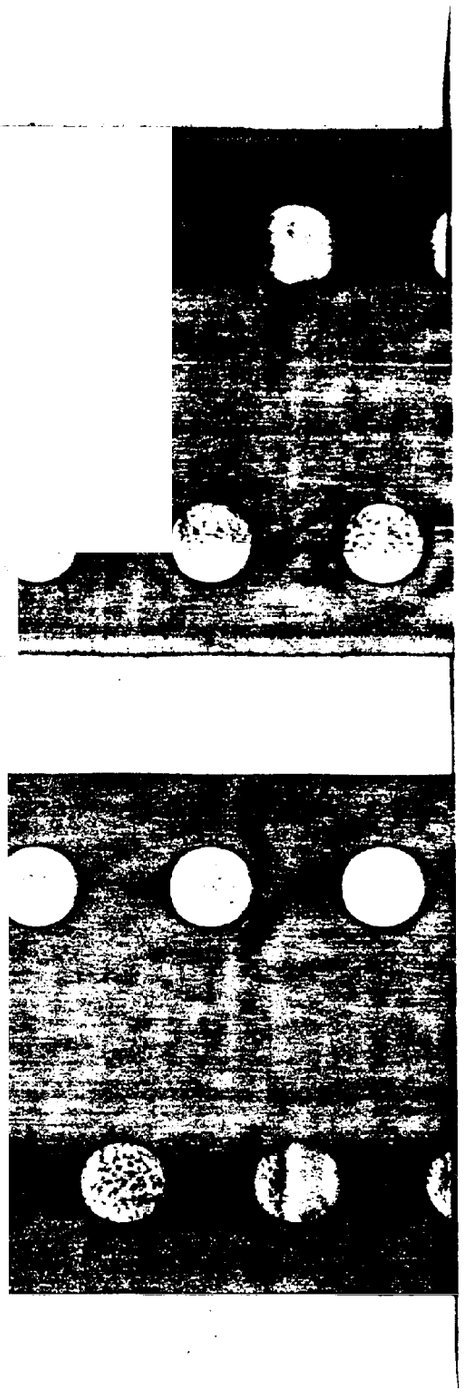
Before me, Meredia Carpenter, a Notary Public of the State and County aforesaid, personally appeared HANS DeLIGNE, with whom I am personally acquainted, and who, upon oath, acknowledged HIM self to be President of the MEILA Sales & MATERIAL Converting Co the within named bargainor, a corporation, and 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 President

Witness my hand and seal, at office in Nashville, TN this 28th day of March, 1989.

Meredia Carpenter, Notary Public.

Commission expires 10-9-91

LEGIBILITY OF WRITING, TYPEWRITING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 358

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54000.00
MAMT 54000.00
CON TX 178.20
MOR TX 59.80
PRFEE 0.50
WDEED 6.00
TOTAL 244.50
CHECK 244.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/12/89 01 11:26 0001 4999

24264

IDENTIFICATION REFERENCE

APR 12 11 25 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199393