BOOK 8099 PAGE 880

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

T. C. JONES, et ux

TO

BLC, INC.
819 Woodland ST
Nashville Tenn 37206

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLC, INC. (NAME)	NO MORTGAGE ESCROW (NAME)	Map 81-8
819 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 342
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	1W 27040

Mail

(FOR REGISTER'S USE)

23035.

IDENTIFICATION REFERENCE

MAY 1 2 47 PM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00 Christie R. Sender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May 19 90

Lee Putnam
Notary Public

MY COMMISSION EXPIRES: 3-24-94

(AFFIX SEAL)

NOTARY PUBLIC

FOR AND IN CONSIDERATION OF the sum of Twelve Thousand -------- And No/00 ---------- ($12,000.00) ---------- DOLLARS

of which $ _____ 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 $12,000.00, bearing interest at 10% per annum, payable to the order of T. C. Jones and Sara Jane Jones in monthly installments of $200.88 each, commencing June 1, 1990, and continuing monthly for seventy-two (72) consecutive monthly payments, after which the entire balance, principal and interest, will fall due in full on the 1st day of May, 1996. A late charge of 5% will be charged and paid on any monthly payments due and not paid on or before 10 days after due date,

Maximum Principal Indebtedness for
Tennessee Recording Tax Purposes
is $ 12,000.00

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,

T. C. Jones and wife, Sara Jane Jones,

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

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

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to T. C. Jones and wife, Sara Jane Jones, by deed from Robert F. Spann, Substitute Trustee, of record in Book 8093, page 54, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1718 (House Number) Nassau Street (Street) Nashville, Tennessee 37208 (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 Bob Herman 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 $ Ins. Int. 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 true 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, 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 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 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 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 1 day of May, 19 90.

T. C. JONES

SARA JANE JONES

BLC, INC.

BY: Christie Trueden Pres.
CHRISTIE TRUEDEN, President

BY Lynn Milam Sec.
LYNN MILAM, Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Lee Putman, a Notary Public in and for said County and State, the within named T. C. Jones and wife, Sara Jane Jones, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of May, 1990.

Lee E Putman
Notary Public

Commission expires 3-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee Putman, a Notary Public of the State and County aforesaid, personally appeared Christie Trueden and Lynn Milam with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Secretary-Treasurer of the BLC, Inc., the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such officers.

Witness my hand and seal, at office in Nashville, Tennessee, this 1 day of May, 1990.

Notary Public

Commission expires 3-26-94

77.50 05/01/90 01:03PM CHECK
58-10

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

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 882

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

CAMT	12000.00
MAMT	12000.00
MOR TX	39.60
MOR TX	11.50
PRFEE	1.00
WDEED	6.00
TOTAL	58.10
CHECK	58.10

05/01/90 01 14:47 0001 7740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 0 3 5.

IDENTIFICATION REFERENCE

MAY 1 2 47 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 315240