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Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. L. C. Investments, Inc.	same	81-15-337
(NAME:)	(NAME:)	
819 Woodland Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Twenty One Thousand One Hundred (21,100.00) and no/100 - - - - - - - - - - - - - - - *Dollars,* ~~XXXXX~~ paid and to be paid B.L.C. Investments, Inc. a Tennessee Corporation by the execution of a promissory note, bearing even date herewith for *Dollars, has been paid in cash,* ~~XXXX

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 13TH *day of* December, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B. L. C. Investments Inc. a Tennessee, Corp.

by Christie Lee Treuden Pres

Christie Lee Treuden, President

by Sandra Lynn Milan, Secretary

J. R. & M. Company

by James N. Stansell

by Russell A. Stansell

by Marvin M. Stansell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ANTHONY J. CHAFFIN, *a Notary Public in and for said County and State* James N. Stansell, Russell A. Stansell and Marvin M. Stansell partners d/b/a J. R. & M. Company

*the within named bargainor*s, *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* 13TH *day of* December, *19* 90

Anthony J. Chaffin *Notary Public*

Commission expires 10/9/91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. R. Wyatt, *a Notary Public of the State and County aforesaid, personally appeared* Christie Lee Treuden and Sandra Lynn Milan, *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* President and Secretary *of the* B. L. C. Investments Inc. *the within named bargainor, a corporation, and that* she *as such* President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* President and Secretary.

Witness my hand and seal, at office in Nashville, *this* ~~11~~ *day of* ~~December~~ January, *19* ~~90~~ 91

J. R. Wyatt *Notary Public*

Commission expires May 8, 1991

May 1 to

INSTALLMENT DEED

FROM
J. R. & M Company

TO
B. L. C. INvestments, Inc.
819 Woodland ST
Nashville Tenn 37206

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	21100.00
MAMT	21100.00
CON TX	69.63
MOR TX	21.96
PRFEE	1.00
WDEED	6.00
TOTAL	98.59
CHECK	98.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 59 0001 4798

85501

IDENTIF. REFERENCE

Jan 11 2 20 PM '91

DAVIDSON COUNTY, TN.

No. 388674