THIS INSTRUMENT PREPARED BY:
HAYNES AND WALKER
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

INSTALLMENT DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
H N & Q Corporation	Same	Map 6
(Name)	(Name)	
806 South Main Street		Parcel 49
(Street Address or Route Number)	(Street Address)	
Goodlettsville, TN 37072		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND and no/100 ($75,000.00) DOLLARS, of which H N & Q CORPORATION has executed a note of even date herewith for the principal sum of Fifty Thousand and no/100 ($50,000.00) Dollars, to be paid on or before the 31st day of October, 1992, the sum of Twenty-Five Thousand and no/100 ($25,000.00) Dollars and a like amount on or before the 31st day of January, 1993, plus interest at ten (10%) percent for one year on the second payment only for a total due on or before January 31, 1993, of $27,500.00, EMMA S. JENKINS has this day bargained and sold, and does hereby transfer and convey unto the said H N & Q CORPORATION, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

FIRST TRACT:
A tract of land on the waters of Mansker's Creek in the 10th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a stake on the south bank of the creek in Baker's line, and running down the creek South 53 degrees East 30 poles to a stake in the center of creek; thence North 26 degrees East crossing the St. Louis & Southeastern RY. (old RR) 51 poles; thence North 15 degrees East 11 poles, thence South 88 degrees East 60 poles; thence North 7 1/2 degrees East 44 1/2 poles; thence North 3 3/4 degrees East 62 1/2 poles; North 2 degrees East 22 1/2 poles; thence South 78 1/2 degrees West 17 poles; thence South 64 1/2 degrees West 10 poles; thence South 54 1/2 degrees West 20 1/2 poles; thence North 19 1/2 degrees West 20-2/11 poles to William Henry Jones' southeast corner; thence westwardly with Jones' southerly line 935 feet to a point in the westerly line of the original tract (Jones' S.W. corner); thence South 12 degrees West 1 pole, more or less, to the point of original line, thence North 82 1/2 West 20 poles; South 75 1/2 degrees West 6.2 poles; South 58 degrees West 19.8 poles, thence South 2 degrees West 16 poles; thence 72 degrees East 9.4 poles; thence South 45 degrees East 37.2 poles to a large stone; thence South 28 3/4 degrees West 44 poles; thence South 56 1/2 degrees East 14.64 poles; thence South 37 1/2 degrees West 15.36 poles to the center of old railroad; thence with center of said railroad South 46 1/2 degrees East 27.32 poles; thence

7.16.83

IDENTIFICATION REFERENCE

Dec 26 9 40 AM '91

FELIX P. WILKINS
DAVIDSON COUNTY

MAIL ENV.

South 35 1/2 degrees West 26 poles to point of beginning and containing 100 acres, more or less.

SECOND TRACT:
BEGINNING at a stone, corner to H. I. Martin in the Mrs. Lottie G. Hart line, and running thence North 29 degrees East 3 poles to a stake; thence North 17 degrees East 8.64 poles to a stake in the L & N right-of-way; thence with said right-of-way South 60 degrees East 17 poles to a point in a gully, a corner of S. D. Patton and H. I. Martin; thence South 81 degrees West 21.3 poles to the beginning, containing .73 (73/100) acre.

THIS being all of the property conveyed to M. P. Williamson from John E. Garner and wife, Caroline L. Garner by deed of record in Book 980, page 97, Register's Office for Davidson County, Tennessee, except one certain tract conveyed to William Henry Jones recorded in Book 996, page 63, Register's Office for Davidson County, Tennessee, not included in this description.

This being the same property conveyed to George R. Jenkins and wife, Emma S. Jenkins by deed from G. M. Wise and of record in Book 1258, page 56, Register's Office for Davidson County, Tennessee. (The said George R. Jenkins is now deceased.)

INCLUDED IN, BUT EXCLUDED FROM ARE THE FOLLOWING DESCRIBED PARCELS:

Tract 1:
Lying and being in the 10th, formerly 20th, Civil District of said County and State, and more particularly described according to a survey made by H. B. Fowlkes, surveyor, in December, 1945, as follows:

BEGINNING on the southerly margin of the right-of-way of the L & N Railroad at its intersection with the easterly line of the H. E. Holland tract; thence with said line, South 28 degrees 45' West 153 feet to the northwest corner of the T. Porter Key property; thence with said Key's northerly line, South 56 degrees 15' East 241.56 feet to said Key's northeast corner; thence with his easterly line, South 39 degrees 30' West 253.44 feet to the center of an old railroad right-of-way, now abandoned; thence with the center of said abandoned railroad, South 46 degrees 15' East 450.78 feet to the center of an old road; thence with the center of said road, South 35 degrees 30' West to Bakers Station Road, said point being the termius of said old road, continuing in the same direction, in all 429 feet to a point in Mansker's Creek; thence South 53 degrees East 495 feet to a point in the westerly line of the H. I. Martin tract; thence with said line, North 29 degres West 700 feet and north 71 degrees East 351.45 feet to a point in gully on the southernly margin of the right-of-way of the L & N Railroad; thence with said right-of-way as follows; North 63 degrees West 681 feet, North 62 degrees 48' West 100 feet, North 61 degrees

48' West 100 feet, North 59 degrees 47' West 100 feet, North 57 degrees 43' West 100 feet, North 55 degrees 38' West 100 feet and North 54 degrees 19' West 92 feet to the beginning, containing 15 acres, more or less.

BEING the same property conveyed to Claude E. Stitt and wife, Minnie Stitt by deed from George R. Jenkins and wife, Emma S. Jenkins of record in Book 1340, page 526, Register's Office for Davidson County, Tennessee.

All rights in and to the use of two existing grade crossings over the L & N Railroad between the tract herein conveyed and the tract retained by the grantors under their deed of record in Book 1258, page 56 R.O.D.C., Tennessee, are expressly reserved to the grantors.

Any and all claims against the L & N Railroad for damages to or otherwise arising out of or by reason of the ownership of the land or property herein conveyed, in existence on January 1, 1946, are expressly reserved to the grantors.

Tract 2:
LYING and being in the 10th Civil District of said County and State, and more particularly described as follows:

Beginning at a point in the center of Baker's Station Road, said point being located South 12 degrees West 1 pole, more or less, from the corner of Jenkins and Jones; thence North 82 1/2 degrees West 20 1/2 poles; South 75 1/2 degrees West 6.2 poles; South 56 degrees West 19.8 poles; South 2 degrees West 16 poles; North 72 degrees East 9.4 poles; South 45 East degrees 1 pole. more or less, to center of Baker's Station Road; thence with center of said road, _____ poles more or less, to the beginning, and containing, by estimation, three and one half (3 1/2) acres more or less, and being that part of the land lying North of Baker's Station Road, conveyed to Malcomb B. Hinkle and wife, Nellie A. Hinkle by deed from George R. Jenkins and wife Emma S. Jenkins of record in Book 1489, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is made for the purpose of correcting the description contained in a conveyance of the same land by George R. Jenkins and wife, Emma S. Jenkins, to Malcomb B. Hinkle and wife, Nellie A. Hinkle, by deed dated June 4, 1946, and of record in Book 1390, page 352, R.O.D.C., Tennessee, and for no other purpose.

Maximum principal indebtedness for Tennessee recording tax purposes is $50,000.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $75,000.00
Subscribed and sworn to before me this 23rd day of December, 1991.
My Commission Expires: 9-26-92
(Affix Seal)

Affiant

Notary Public

JOY CALLIS NOTARY PUBLIC

This is unimproved property located at 2132 Baker Station Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said H N & Q, hereinafter referred to as trustor, hereby transfers and conveys unto Joe M. Haynes, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agrees to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustor further agrees 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 posession 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 10 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustor 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 Robertson 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 trustor, its 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.

The word "Trustors" when used herein shall apply to paties both singular and plural.

Witness my hand this 23rd day of December, 1991.

H N & Q CORPORATION

Emma S. Jenkins
EMMA S. JENKINS

BY: John B Hancock

TITLE: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, EMMA S. JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of December, 1991.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 9-26-92

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, JOHN H. HARRIS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of H N & Q Corporation, 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 himself as President.

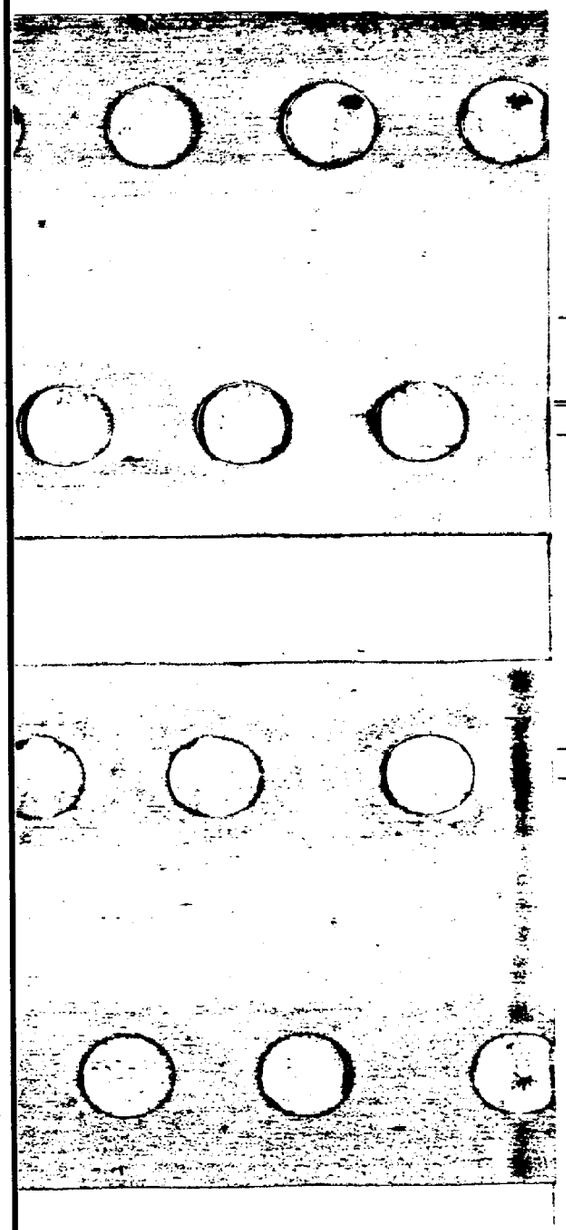
Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of December, 1991.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 9-26-92

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5167 12/26 0101 03CHECK 351.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8514 PAGE 605

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 75000.00
MAMT 50000.00
CON TX 277.50
MOR TX 55.20
BK FEE 1.00
WDEED 18.00
TOTAL 351.70
CHECK 351.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/91 01 09:42 0001 5167

7.1.6.8.3

IDENTIFICATION REFERENCE

Dec 26 9 40 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 487641