THIS INSTRUMENT WAS
prepared by:
E. M. Haywood, Attorney
2309 Golf Club Lane
Nashville, Tennessee 37215

MORTGAGEE: Idanelle M. Webb
914 N. 1st St.
Nashville, Tn. 37207

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
I.M.F.M. Inc.	I.M.F.M., Inc.	Map 71-14 Parcel 25
(NAME)	(NAME)	
P.O.BOX 158535	P.O.BOX 158535	Map 71-10 Parcel 86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37215	Nashville, Tn 37215	Map 71-10 Parcel 83
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of

fifty five thousand ($55,000.00) *Dollars,*

of which

fifty five hundred ($5,500.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

forty nine thousand five hundred ($49,500.00) *Dollars,*

I.M.F.M., Inc. a Florida Corporation, herein Grantee has executed its Installment Deed Note of even date herewith payable to Idanelle M. Webb in 119 equal monthly installments of $531.93, which includes principal and interest at the rate of 10% per annum with the first payment due August 1, 1994 and the final payment due July 1, 2009.

1587 07/28 0101 03CHECK 271.13

Maximum principal indebtedness for
Tennessee Recording Tax Purpose is $49,500.00

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed. I, Idanelle M. Webb

have this day bargained and sold, and do hereby transfer and convey unto the said I.M.F.M., Inc. a Florida Corporation

its *(successors), heirs and assigns,*

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

Three parcels of unimproved real estate known as 1216, 1306 and 1310 Brick Church Pike, Nashville, Tennessee and more particularly described in Exhibit A attached hereto and made a part hereof.

MAIL ENV.

94 JUL 28 AM 8:30
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

75399
IDENTIF. + REFERENCE

This conveyance is made subject to easements and restrictions of record and 1994 taxes which have been pro-rated and payment thereof assumed by grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 21 day of July, 19 94

Idanelle M. Webb
Affiant

My commission expires: 1/27/96 (Affix Seal)

Margie DeMoss
Notary Public

This is unimproved (X) property, known as 1216, 1310 and 1306 Brick Church Pike, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said

I.M.F.M., Inc. 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 otherwise stated herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* I.M.F.M. Inc., 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 I.M.F.M. Inc.

hereinafter referred to as trustors, hereby transfer and convey unto Lee E. Putman, P.O. Box 68044, Nashville, Tn* *, 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:*

Trustors 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 the sum of $ None *, or at least 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.*

*37206

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 convenance 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 equity of redemption, statutory right of redemption, homestead, and all other exemptions and rights 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 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.

The words "Trustors" when used herein shall apply to parties both singular and plural

Witness my hand this 21st day of July, 19 94, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Idanelle M. Webb
IDANELLE M. WEBB

I.M.F.M., INC.
BY: R C Cal
R. C. CALLIGAN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Margie DeMoss, a Notary Public in and for said County and State, the within named Idanelle M. Webb

the 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 Nashville, Tennessee, this 21st day of July, 1994.

My commission expires 1/27/96 Notary Public Margie DeMoss

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Margie DeMoss, a Notary Public of the State and County aforesaid, personally appeared R. C. Calligan and

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 and

respectively of I.M.F.M., INC., the within named bargainor, a corporation, and that he as such President and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. C. Calligan as President and attesting the same by the said R.C. Calligan as President

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of July, 19 94.

Margie DeMoss Notary Public

Commission expires 1/27/96

INSTALLMENT DEED

FROM
IDANELLE M. WEBB

TO
I.M.F.M., INC.

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

"EXHIBIT A"
to
INSTALLMENT DEED FROM IDANELLE M. WEBB
to
I.M.F.M., INC., A FLORIDA CORPORATION

TRACT 1:

Land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made December 20, 1974, by Sanford and Associates, engineers, as follows:

Beginning in the west margin of Brick Church Pike, the southeast corner of the property being common to the northeast corner of Parcel 26.

Thence with a line common to Parcels 19, 21, 24 and 26 and passing Evergreen Avenue at 265 feet and Birch Avenue at 582 feet, running a total of North 86 degrees 26 minutes 46 seconds West, 747.21 feet to an iron pin; thence with the rear of Residential Lots, North 0 degrees 26 minutes 10 seconds East 213.42 feet to an iron pin in the southerly line of Lot or Parcel 127; thence with a line following a fence line and common to parcel 127, 128, 142, 141 and 1, passing Aline Avenue at 125 feet, running South 86 degrees 30 minutes East, 702.44 feet to an iron pin in the west right of way of Brick Church Pike common to the southeast corner of Parcel or Lot 1; thence with the west right of way of Brick Church Pike, South 11 degrees 08 minutes 51 seconds East, 212.12 feet to the point of beginning and containing 3.560 acres, more or less.

Being the same property conveyed to M. H. Webb, by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, for Davidson County, of record in Book 4953, page 612, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cumberland Heights, of record in Book 57, page 170,Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of Brick Church Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to M. H. Webb, by deed from Leon Gilbert, an unmarried man, of record in Book 3831, page 866, Register's Office for Davidson County, Tennessee.

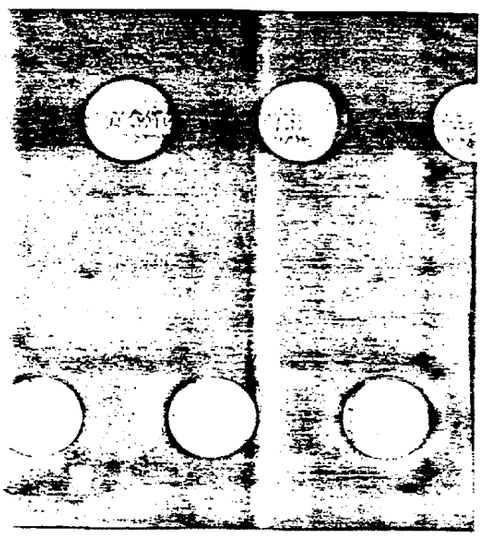
TRACT 3:

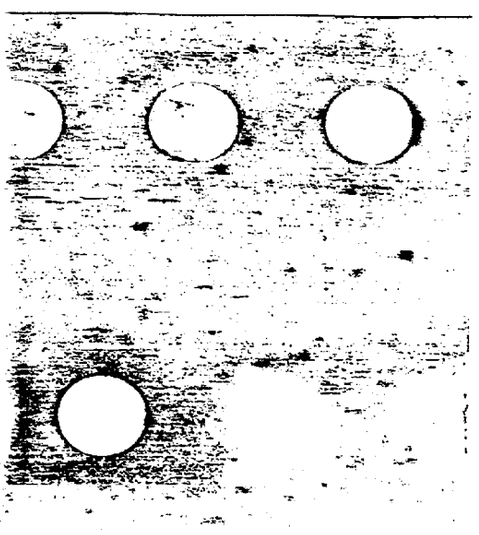
Land in Davidson County, Tennessee, being Lot No. 15 and the north 6 1/2 feet of Lot No. 14, on the Plan of Haynie's Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 and part of Lot No. 14 front together 43 1/3 feet on the westerly side of Brick Church Pike and run back between parallel lines 125 feet to an alley.

Being the same property conveyed to M. H. Webb, by deed from Joe B. Webb, Trustee, of record in Book 5105, page 640, Register's Office for Davidson County, Tennessee.

The said M. H. Webb, being one and the same person as Mack H. Webb, having since died testate, devising subject property to Idanelle M. Webb by Will of record in Will Book 177, page 206, Probate Court for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

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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	55000.00
MAMT	49500.00
CON TX	203.50
MOR TX	54.63
PRFEE	1.00
WDEED	12.00
TOTAL	271.13
CHECK	271.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/94 01 08:30 0001 1587

75399
IDENTIF. ↑ REFERENCE

94 JUL 28 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818139