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INSTALLMENT DEED

Map 162-6
Par 227 thr 230
Par 274 thru 304 mp.

For and in Consideration of the sum of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY AND NO/HUNDREDTHS (120,750.00) Dollars, of which TEN AND NO/HUNDREDTHS ($10.00) Dollars, has been paid in cash by REYNOLD BUBIS, TRUSTEE WITH FULL POWER, the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FORTY AND NO/HUNDREDTHS ($120,740.00) Dollars, the said REYNOLD BUBIS, TRUSTEE WITH FULL POWERS has executed his promissory note of even date herewith payable to the order of ALBAR BUILDING INDUSTRIES, a partnership, and due on or before six (6) months from date hereof, in the principal amount of one hundred twenty thousand seven hundred forty and no/hundredths dollars ($120,740.00) with interest on the unpaid balance at the rate of seven and one-half per cent (7 1/2%) per annum from date hereof until such principal sum shall be paid in full, and providing for the full release of any lot upon the payment of the sum of Three Thousand Four Hundred Fifty and no/hundredths dollars ($3,450.00) and any accrued interest due on such sum from date hereof, and further providing

~~all of said notes bearing six per cent interest from date, and providing~~ for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ALBAR BUILDING INDUSTRIES, a partnership composed of Barry Zeitlin and wife, Linda Zeitlin

have this day bargained and sold, and do hereby transfer and convey unto the said REYNOLD BUBIS, Trustee, with full power to sell, mortgage, convey and encumber without ~~joinder of any third party beneficiary, his successors~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot Numbers 1,2,3,4,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60, 61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,and 76 on the Plan of Valley Green Subdivision, a plan of which is of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a more complete description of metes and bounds.

Being Part of the property conveyed to Albar Building Industries by deed from J. T. Townes and wife, Mary Jane Townes of record in Book 4563, page 481, Register's Office for Davidson County, Tennessee.

This conveyance made subject to Restrictive Covenants of record in Book 4622, page 277, Register"s Office for Davidson County, Tennessee

This is unimproved (X) improved ( ) property, know as _____ (House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging to the said REYNOLD BUBIS, TRUSTEE WITH FULL POWER to sell, mortgage, convey and encumber without joinder of any third party beneficiary, his successors 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 successors and representatives, to warrant and forever defend the title to said real estate to said REYNOLD BUBIS, TRUSTEE WITH FULL POWER his successors 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 me in hand paid, I, the said REYNOLD BUBIS, TRUSTEE WITH FULL POWER AS HEREINABOVE SET FORTH

do hereby transfer and convey unto Alan L. Saturn, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

I, the said REYNOLD BUBIS, TRUSTEE WITH FULL POWER

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 interst may appear.

I 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 _____ 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 I, the said REYNOLD BUBIS, TRUSTEE WITH FULL POWER 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 I 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; _____ 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 trust conveyance. I 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. I 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 REYNOLD BUBIS, TRUSTEE, HIS 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 ALAN L. SATURN, Trustee, shall be vested in said successor.

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 ALBAR BUILDING INDUSTRIES, A PARTNERSHIP and REYNOLD BUBIS, TRUSTEE WITH FULL POWER hereunto set our hands at NASHVILLE, Tennessee, this the 6th day of SEPT. 1972

ALBAR BUILDING INDUSTRIES,
a partnership,

BY: Linda Zeitlin
LINDA ZEITLIN Partner

BY: Barry Zeitlin
BARRY ZEITLIN Partner

Reynold Bubis, Trustee
REYNOLD BUBIS, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ALAN L. SATURN, a Notary Public in and for said County and State, the within named Barry Zeitlin and wife, Linda Zeitlin, being all of the partners of ALBAR BUILDING INDUSTRIES, a partnership, and Reynold Bubis, Trustee with full power

the 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 6th day of September, 1972

Commission Expires 2/4/75

Alan L. Saturn, Notary Public.

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... , the within named bargainor, a corporation, and that ..... he as such ..... , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as ..... .

Witness my hand and seal, at office in ..... , this ..... day of ....., 19.....

..... , Notary Public.

Commission expires .....

(over for additional acknowledgements)

SEP-6 72	CONV	90,000.00		
SEP-6 72	CONV	30,750.00		
SEP-6 72	MORT'G	90,000.00		
SEP-6 72	MORT'G	30,740.00		
SEP-6 72 S'TAX			A* 313.82	
SEP-6 72 S'TAX			A* 118.70	
SEP-6 72 PR'FEE			A* .50	
SEP-6 72	W'DEED		A* 8.00	* 441.02

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

B 7 4 7 0 1

IDENTIF. REFERENCE

SEP 6 2 32 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOLLEY CO. NASHVILLE

Filed Box 7

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reynold Bubis, Trustee (NAME)	Same (NAME)	
946 Main Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY:
ALAN L. SATURN, Attorney
1822 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 120,750.00 + Reynold Bubis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 72

Notary Public

MY COMMISSION EXPIRES: 2/4/75

(AFFIX SEAL)