THIS INSTRUMENT WAS PREPARED BY:
WATKINS & ADAMS, ATTORNEYS
1112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

New Owner:
Medhi Gholi Davanloo Tadj Bakhsh
P.O. Box 44-1293
Tehran, Iran

Tax Bills:
SAME

4D 45910
Map 44 15
Par 422

INSTALLMENT DEED

BOOK 4939 PAGE 133

For and in Consideration of the sum of Seventy Two Thousand Five Hundred and no/100---- ($72,500.00) ---------- Dollars, of which Thirty Thousand and no/100 -------- ($30,000.00) ---------- Dollars, has been paid in cash by Medhi Gholi Davanloo Tadj Bakhsh ---------- the receipt of which is hereby acknowledged, and for the remainder Forty Two Thousand Five Hundred and no/100 -------- ($42,500.00) ---------- Dollars, the said Medhi Gholi Davanloo Tadj Bakhsh ---------- has executed two promissory notes; one note being for $20,000.00 payalbe January 1, 1976 and the second note for $22,500.00 payable March 1, 1977. Both said notes are interest free through the due date but shall bear interest thereafter at 10% per annum.

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, MARTIN F. PACK and wife, ELIZABETH R. PACK ----------

have this day bargained and sold, and do hereby transfer and convey unto the said ----------

MEDHI GHOLI DAVANLOO TADJ BAKHSH, his ---------- heirs and assigns,

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

LAND in Davidson County, Tennessee, being the westerly portion of Lot No. 4-A on the plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for said County; described as follows:

BEGINNING at a point in the easterly margin of Riverside Drive, said point being located at the front common corner of Lots Nos. 3-A and 4-A on said plan; thence with the line between said two lots south 88° 52' east 175 feet to the northwest corner of the property conveyed to the United States of America by deed from Aubrey C. Flood, et al., of record in Book 2199, page 306, said Register's Office; thence with the westerly line of said property conveyed to the United States of America, south 9° 00' east 97 feet to a point in the line between lots Nos. 4-A and 11-A on said plan; thence with the line between said Lots Nos. 4-A and 11-A north 88° 52' west 198 feet, more or less, to the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive northwardly 96.8 feet to the point of beginning.

BEING the same property conveyed to Martin F. Pack and wife, Elizabeth R. Pack by deed from Alice Flood Wescott, widow, of record in Book 3461, page 349, Register's Office for Davidson County, Tennessee.

Medhi Gholi Davanloo Tadj Bakhsh assumes responsibility for pavment of 1975 and all future real property taxes.
Martin F. Pack and wife, Elizabeth R. Pack shall have possession of said property until March 1, 1977.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Medhi Gholi Davanloo Tadj Bakhsh, his 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 said real estate to said Medhi Gholi Davanloo Tadj Bakhsh, his 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 me in hand paid, I, the said Medhi Gholi Davanloo Tadj Bakhsh

do hereby transfer and convey unto Wilkins & Adams, Attorneys, a partnership, 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 Medhi Gholi Davanloo Tadj Bakhsh

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 $72,500.00 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.

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 I 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 Medhi Gholi Davanloo Tadj Bakhsh 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; I 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 the party fawfully entitled to same, 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 Wilkins & Adams, Attorneys, a partnership, 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 Martin F. Pack and wife, Elizabeth R. Pack and Medhi Gholi Davanloo Tadj Bakhsh hereunto set our hands at Nashville, Tennessee, this the 25th day of July 19 75

Martin F. Pack

Martin F. Pack

Elizabeth R. Pack

Elizabeth R. Pack

Medhi Gholi Davanloo Tadj Bakhsh

Medhi Gholi Davanloo Tadj Bakhsh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin F. Pack and wife, Elizabeth R. Pack

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 25th day of July, 19 75

Notary Public

Commission Expires 2-5-77

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Medhi Gholi Davanloo Tadj Bakhsh

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 19 75

Notary Public

Commission Expires 2-5-77

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 72,500.00.

Charlene Armstrong
Affiant

Subscribed and sworn to before me, this the 6th day of August, 1975.

Mary M. Smith
Notary Public

My Commission Expires: 2/7/79

MAURY COUNTY NOTARY PUBLIC DAVIDSON COUNTY

INSTALLMENT DEED

FROM

MARTIN F. PACK ET UX

TO

MEDHI GHOLI DAVANLOO TADJ BAKHSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

D 09990

IDENTIF. REFERENCE

AUG 6 3 56 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

AUG-6-75	CONV	72,500.00			
AUG-6-75	MORT'G	42,500.00			
AUG-6-75	S'TAX		A*	188.50	
AUG-6-75	S'TAX		A*	40.50	
AUG-6-75	PR'FEE		A*	.50	
AUG-6-75	W'DEED		A*	8.00	* 237.50

[illegible] & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

TOOLEY CO., NASHVILLE

MS

Rtn 1 Box 8