THIS INSTRUMENT PREPARED BY: WILLIAM L. SMALL, ESQUIRE, BARKSDALE, WHALLEY, GILBERT & FRANK, Seventh Floor, Third National Bank Building, Nashville, Tennessee 37219

BOOK 5025 PAGE 300

INSTALLMENT DEED

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Manzurul Huq and Wife, Maliha Huq 1415 Dickerson Road Nashville, Tennessee	Same	Map 71-11 Parcel 36

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand ($210,000.00) Dollars, of which Forty Thousand ($40,000.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder One Hundred Seventy Thousand ($170,000.00) Dollars, Manzurul Huq and wife, Maliha Huq, have executed a note payable to Walter B. Greer and Virginia Greer, said note to be paid as per Escrow Agreement between Walter B. Greer, Virginia Greer, Manzurul Huq, Maliha Huq, and Third National Bank in Nashville, to secure the payment of said indebtedness, principal, interest, and a lien is expressly retained on the land herein conveyed. Walter B. Greer and wife, Virginia Greer, have this day bargained and sold, and do hereby transfer and convey unto the said Manzurul Huq and Maliha Huq, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 18, 19, and part of Lot No. 20 on the Map of W. B. Dews, Subdivision of part of G. Scruggs, Lands, as of record in Book 332, page 53, Register's Office for said County, described as follows:

Beginning on the easterly margin of Dickerson Pike at a point 150 feet south of the southerly margin of Gatewood Avenue, said point being at the corner of Lots 17 and 18, thence with the easterly margin of the Dickerson Pike, southwardly 150 feet, more or less, to the northwest corner of the property conveyed to Irene B. Lowe, by deed from A. L. Rawls and

wife, of record in Book 658, page 345, said Register's Office; thence with Rawls northerly line eastwardly 307 feet more or less, to the westerly margin of an alley, thence with said alley northwardly 139.5 feet more or less, to the corner of Lots 17 and 18, thence with the line between said two lots, westwardly 268.5 feet to the beginning.

Being the same property conveyed to Walter B. Greer and wife, Virginia Greer, by deed from Lonnie H. Polk and wife, Ernestine B. Polk, of record in Book 4820, page 391, Register's Office for said County.

This is improved property, known as Savoy Motel, 1415 Dickerson Road, Nashville, Tennessee.

In addition to the real property conveyed herein, the following personal property is also conveyed, which Sellers warrant to be free and clear of any encumbrances, obligations, liens, and pledged:

Item:		Number:
Double Beds	-	44
Chairs	-	68
TV	-	35
Lamps	-	62
Dressers	-	27 + 6 Mirrors
Nite Stands	-	33
Couch	-	2
Rocker	-	1
Table	-	11
Chests	-	3
Refrigerators	-	5
Stoves	-	5
Clothes Rack	-	1
Breakfast Bar	-	1
Coat Rack	-	1
Electric Central Air Conditioning Systems	-	2
All Linen and Motel Supplies Motel Linen, Inc.	-	29 Shares
Air Conditioning Wall Unit	-	1
File Cabinet	-	1
Desk	-	1
Stand	-	1
Switchboard	-	1
Cash Register	-	1
Rollaway Beds	-	4
Metal Portable Beds	-	2
Clark Floor Wax Machine	-	1
Baby Bed	-	1

Hot Water Heaters	-	2
Trailers	-	3
Dumpster	-	1
Metal Stools	-	6
Gas Dryers	-	2
Washers	-	2
Ice Machines	-	2
RC Drink Machine	-	1
Coke Drink Machine	-	1
Motel Sign	-	1

TO HAVE AND TO HOLD said personal property and real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Manzurul Huq and wife, Maliha Huq, their successors, heirs and assigns forever. Walter B. Greer and wife, Virginia Greer, covenant that they 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, except for a Deed of Trust executed by Ernestine Baird Polk and J. E. Baird, Jr., to J. T. Howell, Jr., Trustee, dated August 15, 1968, and recorded in Book 4260, page 871, Register's Office for Davidson County, Tennessee, to secure to Third National Bank in Nashville, the payment of a note for $65,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein, and a Deed of Trust executed by Walter B. Greer and wife, Virginia Greer, to Leon Ruben, Trustee, dated May 30, 1974, and recorded in Book 4820, page 395, Register's Office for Davidson County, Tennessee, to secure to J. E. Baird, Jr., the payment of a note for $81,270.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. Walter B. Greer and wife, Virginia Greer, further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Manzurul Huq and wife, Maliha Huq, their successors, heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectively securing the payment of said lien indebtedness; and for the consideration of One Dollar ($1.00) paid in cash, receipt of which is acknowledged, the said Manzurul Huq and Maliha Huq, hereinafter referred to as trustors, hereby transfer and convey unto Walter B. Greer, Trustee, his successors and assigns, the real estate and all personal property hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

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.

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 ninety (90) 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 forty-five (45) 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, institute legal action to enter and take possession of said property, and, upon judgment, 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:

First. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided.

Second. To the payment of all taxes which may be unpaid on said premises.

Third. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth. 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 Register's 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 parties both singular and plural.

At anytime Buyers desire, Sellers will furnish at Buyers' costs, profit and loss statements and income tax records on the Savoy Motel, certified by a Certified Public Accountant.

Sellers also transfer by this instrument ownership of the Savoy Motel, located at the hereinabove described real property, which they warrant is theirs to transfer and subject to the warrants and covenants listed herein for the real property. Sellers further covenant and warrant that there are no restrictions to operating as a motel as the premises now exist, and no outstanding obligations of the business generally known as the Savoy Motel, 1415 Dickerson Road, except as stated herein, and agree to hold Buyers harmless should obligations be made known to Buyers.

IN WITNESS WHEREOF, the parties to this instrument have signed their names on this, the 12TH day of May, 1976.

Walter B Greer

WALTER B. GREER

D 49202

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IDENTIF. REFERENCE

MAY 14 10 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Mrs. Virginia Greer
VIRGINIA GREER

MANZURUL HUQ

Maliha Huq
MALIHA HUQ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00 .

AFFIANT

Subscribed and sworn to before me, this the 12TH day of May, 1976.

Notary Public

My Commission Expires:
14 August, 1976

(SEAL)

MAY 14 76	CONV	90,000.00		
	CONV	90,000.00		
	CONV	30,000.00		
	MORT'G	90,000.00		
MAY 14 72	MORT'G	80,000.00		
MAY 14 76	S'TAX		B* 546.00	
MAY 14 76	S'TAX		B* 168.00	
MAY 14 76	PR'FEE		B* .50	
	M'DEED		B* 14.00	* 728.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter B. Greer, Virginia Greer, Manzurul Huq, and Maliha Huq, the within named bargainors, 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 12TH day of May, 1976.

Notary Public

My Commission Expires:
14 August, 1976