THIS DEED PREPARED BY:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN. 37217

Information furnished by Seller

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number
Lallubhai Patel 1406 Dickerson Rd Nashville, Tennessee	SAME	MAP 71-11 PAR. 8 m.p.

BOOK 5162 PAGE 213

For and in consideration of the sum of THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS, (of which total sum of $330,000.00 is in consideration of the conveyance of the hereinafter described real estate) and the remainder in the sum of $60,000.00, is in consideration of the sale and transfer of the hereinafter described personal property; And of which sum $50,000.00 has been paid in cash by LALLUBHAI PATEL, the receipt of which is hereby acknowledged: and for a part of the remainder in the sum of $10,000.00, the said Lallubhai Patel, has executed a note to be paid 120 days from the date of sale, plus eight per-cent (8%) interest and further, the said Lallubhai Patel has assumed and agreed to pay the balance of a first mortgage in the present amount of $54,297.51 of an original sum of $139,200.00 as shown by deed of record in Book 4364, page 466, Register's Office for Davidson County, Tennessee, and for the remaining balance of said consideration in the principal sum of $275,000.00 the said Lallubhai Patel, has executed his promissory note of even date herewith in the principal sum of $275,000.00, payable to the order of CHARLES T. LEVERING and wife N. JEAN LEVERING as follows: On the 15th day of July, 1977 the sum of ONE THOUSAND NINE HUNDRED FORTY SEVEN DOLLARS AND 92/100, and thereafter a like amount on the 15th day of each succeeding month until the first mortgage has been retired. This payment represents monthly interest at the rate of 8½% per annum on the $275,000.00 note. At such time as the first mortgage is retired, payments will begin on the 15th day of the month following in the sum of TWO THOUSAND THREE HUNDRED EIGHTY SIX DOLLARS AND 53/100, per month, and a like amount on the 15th day thereafter of each succeeding month for a total of 180 months with a final balloon payment at the end of the 15th year. Said payments includes principal and interest at the rate of 8½% per annum and are to be applied first to the payment of said interest and the remainder to the principal with the final payment due on or before the 181st month.

Privilege is reserved to makers of paying additional payments or paying entire indebtedness at any time without paying additional accrued interest or penalty.

And said note provides for payment of attorneys's fees and to secure the payment of said indebtedness, principal, interest and attorney's fees, a lien is expressly retained on the land hereinafter conveyed and security interest is expressly retained (and given by the Grantees hereinunder) in the personal property herin sold and transferred.

We, CHARLES T. LEVERING and wife N. JEAN LEVERING, have bargained, sold and do hereby transfer and convey unto the said LALLUBHAI PATEL, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being part of Lot 8, all of Lots 9 to 16, inclusive, of Block "C" on the Map of Eastview Subdivision, as of record in Book 547, page 64, Register's Office for said County, and described according to a survey made by T.R. Sanford, on January 6, 1956, as follows: BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 deg. 30' West 303 feet to a point, which is located 20 feet north of the common corner of Lots 7 and 8; thence South 76 deg. 45' West across Lot 8, 356 feet to an iron pin in the line between Lots 8 and 17; thence along the line between Lots 8 and 17, North 9 deg. 45' East 20.5 feet to the corner of Lots 16 and 17; thence easterly with the line between said lots, 169.8 feet to a post in the east margin of Elmhurst Avenue; thence along the margin of said Avenue, and with a fence, north 9 deg. 45' East 215 feet to

a post at the southeast corner of said Avenue and Fern Avenue; thence along the southerly margin of Fern Avenue and along a fence, South 87 deg. 10' East 278 feet, and South 81 deg. 15' East 290 feet to the beginning.

Being the same property conveyed to Charles T. Levering and wife N. Jean Levering by deed from J. E. Baird, Jr. and wife Trula Baird, of record in Book 4364, page 466, Register's Office for Davidson County, Tennessee.

This is improved property located at 1406 Dickerson Road, Nashville, Tennessee.

TOGETHER with the personal property substantially described as follows:

OFFICE		LAUNDRY	YARD
3	Chairs and ottomans		
1	Couch		
1	Coffee Table		
2	End Tables		
2	Table Lamps		
1	RCA Television		
2	Plants		
1	Table		
1	Wood Desk		
1	Register (R.C.Allen)		
1	Remington Calculator		
1	Check writer		
1	4-drawer file		
1	Electric Stove		
1	Refrigerator - side by side		
1	Small Table		
2	Chairs - kitchen		
1	Frigidaire Ice Maker		
3	Concrete tables and 9 benches		
3	Metal tables and 10 metal chairs		
8	Chaise lounges		
	Quantity of Lawn Chairs (metal)		
1	Concrete Bird Bath		
1	Large Sign		
1	8' Step Ladder		
1	Hotpoint Refrigerator		
1	Small Vanity		
1	Metal Billing Machine		
2	Vanity Benches		
1	Mirror		
4	Laundry Carts		
2	Hoover Vacuum Cleaners		
1	Work Bench		
2	Broken Easy Chairs		
3	Roll-a-ways		
2	Baby beds		
1	Billy Goat Yard Vacuum		
1	Blackboard		
1	Knock down table		
1	Metal Utility Table		
	Scrap plywood		
1	Washer		
1	Dryer		
1	Folding Table		
5	Fire extinguishers		
	Quantity of Luggage racks		
	Quantity of water services		
	Quantity of linens, bed spreads, blankets, sheets, pillow cases, at least two changes of linens.		
1	Key making machine		
1	Coca Cola Machine		
1	Snapper Lawn Mower		

Quantity of supplies, cleaning, etc.
Each room to have one (1) each color Television
Each Room to have three (3) lamps, one (1) swag, and two (2) tables
Each room to have one (1) air conditioner and in working order

72 Beds - complete
41 Night Tables
44 Dressers and Chairs
82 Chairs
94 Lamps
38 Tables
41 Color Televisions
4 Couches

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 the said real estate to said grantees their 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto O. O.MANNERS, TRUSTEE, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees 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 insurable value 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 interest may appear. We 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 we 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 we, the said grantees, 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 we 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 therin provided; we 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 than 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 conveyance. We 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. We 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 paument of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise 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 grantees herein, their heirs 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 15th day of June, 1977.

Charles T. Levering

CHARLES T. LEVERING

Lallubhai Patel

LALLUBHAI PATEL

N. Jean Levering

N. JEAN LEVERING

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 320 [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 1977.
Deputy Register

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Charles T. Levering and wife N. Jean Levering and Lallubhai Patel, 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 15th day of June, 1977.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
2/3/79

It is further agreed and understood between the Grantors and Grantee, that there is an outstanding mortgage which is of record in Book 4917, page 239, Register's Office for Davidson County, Tennessee, dated May 29, 1975, in the original amount of $245,414.85 which Dance Richards is Trustee, to secure Associates Capitol Corporation on said note. The Grantee is not assuming this mortgage, and the Grantors will remain responsible for the payment of this note and hereby agree to furnish evidence of payment to the Grantee as each payment is made. In the event the Grantors fail to make the payments set out in said note, the Grantee reserves the right to make that payment and thus reduce his monthly payment to the Grantors in the event the Grantee is called upon to make payment on said note which is of record in Book 4917, page 239, said Register's Office.

E I O 3 4 6
IDENTIF. REFERENCE
JUN 22 8 51 AM '77
FEE
DAVIDSON COUNTY, TENN.

JUN 22	CONV	90,000.00			
JUN 22	CONV	90,000.00			
JUN 22	CONV	90,000.00			
JUN 22	CONV	90,000.00			
JUN 22	MORT'G	90,000.00			
JUN 22	MORT'G	90,000.00			
JUN 22	MORT'G	90,000.00			
JUN 22	MORT'G	15,000.00			
JUN 22	S'TAX		B*	259.00	
JUN 22	S'TAX		B*	283.00	
JUN 22	PRTFEE		B*	.50	
JUN 22	W'DEED		B*	10.00	* 1,151.50