INSTALLMENT DEED

For and in Consideration of the sum of Nine Thousand and no/100ths ($9,000.00) Dollars, of which 0/100ths Dollars, has been paid in cash by Robert Sehl and wife, Maggie Sehl the receipt of which is hereby acknowledged, and for the remainder Nine Thousand and no/100ths ($9,000.00) Dollars, the said Robert Sehl and wife, Maggie Sehl have executed their one joint promissory note of even date herewith payable to the order of Louis Komisar in 180 equal monthly installments of $96.72 each including both principal and 10% interest. The 1st installment maturing on the 15th day of November, 1979 and one installment on the 15th day of each succeeding month thereafter until paid.

all of said notes bearing 10% 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, I, Louis Komisar, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Sehl and wife, Maggie Sehl, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 27 on the map of McNish's Subdivision of McFerrin, as of record in Book 57, page 129, Register's Office. Davidson County, Tennessee. Said Lot No. 27 fronts 50 feet on the West side of Hart Avenue and runs back between parallel lines 170 feet to an alley. Being the same property conveyed to Louis Komisar by deed from Jeffrey Komisar, of record in Book _____, page_____, Register's Office Davidson County, Tennessee.

It is agreed that the indebtness which the lien of this Installment Deed secures was extended personally to the undersigned grantor, in reliance upon the credit worthiness of grantor, and that the holder of the herein described indebtness and the payee of the note secured hereunder and hereby does not intend to extend credit to any other person other than the grantor unless it agrees to do so in writing for this reason, and as a material consideration for the extension of credit by grantee to grantor, the parties agree that at any time prior to the payment of said indebtness, the grantor shall sell transfer and convey the within described property to any other person, the holder of the indebtness secured hereunder and hereby may, at it's sole and exclusive option, declare the entire indebtness due and payable at once, and may exercise any and all remedies available to it under the terms of provisions of this Installment Deed, the promissory note which it secures, and in law and in equity to enforce and collect the balance of principal and interest due upon said indebtness: and it is further agreed that unless the holder of said indebtness consents in writing to the sale, transfer and conveyance of this property herein described to another person or persons, the option granted by grantor to grantee to accelerate the indebtness secured hereby, as described in this paragraph, shall remain in full force and effect and shall not be impaired or affected by the passage of time. The acceptance of payment from grantor or any successor in title to grantor, maybe exercised by the grantee at anytime subject only to the applicable statute of limitation.

It is further agreed that grantee, in giving its written consent to the sale, transfer and conveyance of the within described property, may place such conditions thereon as it in its sole discretion may require.

This is improved property, known as 724 Hart Avenue, Nashville, Tennessee 37206

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Robert Sehl and wife, Maggie Sehl, their 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Robert Sehl and wife, Maggie Sehl 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 Robert Sehl and wife, Maggie Sehl

do hereby transfer and convey unto Michael Komisar, 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 Robert Sehl and wife, Maggie Sehl 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 $ 9,000.00 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.

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 Robert Sehl and wife, Maggie Sehl 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 herein provided; if 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 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. 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 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 Robert Sehl and wife, Maggie Sehl, their 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 Michael Komisar, 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 Louis Komisar, unmarried and Robert Sehl and wife, Maggie Sehl hereunto set our hands at Nashville, Tennessee, this the 15th day of October 19 79

Louis Komisar

Robert Sehl

Maggie Sehl

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Delores E. Whitworth, a Notary Public in and for said County and State, the within named Louis Komisar, unmarried and Robert Sehl and wife, Maggie Sehl

the 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, Tennessee, this 15th day of October, 1979

Delores E. Whitworth, Notary Public.

Commission Expires 11/13/79

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)

INSTALLMENT DEED

FROM Louis Konisar

TO Robert Sehl, et ux

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

F 64734

IDENTIF. REFERENCE

Nov 26 9 48 AM '79

FELIX E. DYER, JR. REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
Peters E. Wallace
Home Title Company
530 Third Avenue South
Nashville, Tennessee 37210

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Sehl, et ux (NAME)	Same (NAME)	82-8
724 Hart Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	240
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1979.

Notary Public

MY COMMISSION EXPIRES: 11/13/79

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

90[illegible].00- CO
[illegible].40 CO TX
7.00 MO TX
.50 PRFE
12.00 MORTG
CHECK 40.50-
7418A11/26/79 REC .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F6A734

IDENTIFICATION REFERENCE

Nov 26 9 19 AM '79

No. 727246