This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

INSTALLMENT DEED

Address of New Owner as Follows:	Send Tax Statements:	Map-Parcel
Niranjankumar N. Patel, Et Ux 2514 Nolensville Rd. Nashville, Tenn.	Same	Map-119-5 Par-195

BOOK 5604 PAGE 306

For and in consideration of the sum of FOUR HUNDRED THOUSAND DOLLARS (of which total sum of $360,000.00 is in consideration of the conveyance of the hereinafter described real estate) and the remainder in the sum of $40,000.00 is in consideration of the sale and transfer of the hereinafter described personal property: And of which the sum of $70,000.00 has been paid in cash by NIRANJANKUMAR N. PATEL and wife, KUSUMBEN N. PATEL, the receipt of which is hereby acknowledged; and for a part of the remainder in the sum of $300,000.00, the said NIRANJANKUMAR N. PATEL and wife, KUSUMBEN N. PATEL, have executed their joint promissary note payable to the order of LEE O. WIGGS and wife, ANNA B. WIGGS, in the amount of $300,000.00 payable over a period of 300 monthly installments at the rate of $2,726.10 per payment with the first payment being due on May 1, 1980, and each first of the month thereafter for a total of 300 months. Said monthly installments include principal and interest at the rate of 10% per annum. Further, the said NIRANJANKUMAR N. PATEL and wife, KUSUMBEN N. PATEL, have also executed their joint promissary note in the amount of $30,000.00 payable to the order of LEE O. WIGGS and wife, ANNA B. WIGGS. Said Note is payable in three annual installments of $10,000.00 per year with the first installment being due December 31, 1980, second installment being due December 31, 1981, and the third and final installment being due December 31, 1982. Said annual installments of $10,000.00 per year include principal only and no interest.

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 attorneys 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 herein sold and transferred.

This conveyance is made subject to a deed of trust of record in Book 5472, page 348, Register's Office for Davidson County, Tennessee, securing J. E. Witty and O. O. Manners, Trustee, and said deed of trust is herein called prior lien.

And to secure that payment under the prior lien shall be made as and when due the provisions of the "Prior Lien Rider" executed by borrower and lender and recorded with this deed of trust shall supplement provisions of this installment deed as if said rider was made a part thereof.

We, LEE O. WIGGS and wife, ANNA B. WIGGS, have bargained, sold and do hereby transfer and convey unto the said NIRANJANKUMAR N. PATEL and wife, KUSUMBEN N. PATEL, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF April 1980

Deputy Register

04/02 1255 CHECK

1213

Land in Davidson County, Tennessee, being Lots Nos. 48 and 49 on the Map of the ReSubdivision of parts of Blocks 27, 26 and other blocks in the Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for said County.

BOOK 5686 PAGE 907

Said Lots Nos. 48 and 49 fronts together 104.9 feet on the easterly side of the Nolensville Pike, and run back 270 feet on the northerly line and 222.5 feet on the southerly line, to an alley, measuring 93.7 feet thereon.

Including but excluded from this conveyance is the property conveyed to State of Tennessee, by deed from R. Howell, Sr., and wife of record in Book 2021, page 409, said Register's Office, described as follows:

A strip of land extending from Survey Station 532/71 at the boundary line of the lands of Seabury 101 feet long, and bounded on the sides as follows: On the north by the lands of Easbury, on the south by the lands of Saindon, on the west by the present Highway, on the east by a line east of parallel to and 40 feet from the center line of said proposed highway as staked out, containing 30 square feet, more or less.

Being the same property conveyed to Lee O. Wiggs and wife Anna B. Wiggs by deed from Edward H. Pulley and wife Margie D. Pulley of record in Book 4354, page 444, Register's Office for said County.

This is improved property located at 2514 Nolensville Road, Nashville, Tennessee.

Together with the personal property substantially described as follows:

Room No. 2

2 Double beds
1 Desk Chair
1 Mirror
1 R.C.A. Color T.V.
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Heater
1 Luggage Rack
1 Love Seat
2 Paintings (wall)

Room No. 1

1 King size bed
1 Lounge Chair
1 Swag Lamp
1 Desk Lamp
1 End Table
1 R. C. A. Color T. V.
1 Luggage Rack
1 Gold framed miror
1 Table lamp

Room No. 3

1 King Size Bed
1 Desk Chair and 1 lounge chair
1 mirror
1 R.C.A. Color T. V.
2 End Tables
2 Desk Lamps
1 Air Conditioner
1 Electric Wall heater

Room No. 4

2 Double Beds
1 Desk Chiar and 1 lounge chair
1 gold framed mirror
1 Sylvania Color T. V.
1 Swag Lamp
1 End Table
1 Love Seat
1 Air Conditioner

Room No. 4 Cont.

1 Electric Wall Heater
1 Wall Painting

BOOK 5555 PAGE 908

Room No. 5

2 Double Beds
1 Desk Chair and 1 Lounge Chair
1 gold framed mirror
1 R.C.A. Color T.V.
1 Swag Lamp
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Wall Heater
1 Wall painting

Room No. 6

2 Double Beds
1 Desk & Chair
1 gold framed mirror
1 R. C. A. Color T. V.
2 Swag Lamp
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Wall Heater
1 Love Seat
1 Wall Painting

Room No. 7

2 Double Beds
1 Desk Chair
1 Gold Framed Mirror
1 R. C. A. Color T. V.
2 Blue Swag Lamps
1 End Table
1 Desk Lamp
1 Luggage Rack
1 Love Seat
2 Wall Paintings
1 Air Conditioner and 1 Electric Wall Heater

Room No. 8

1 Double Bed
1 Lounge Chair and 1 desk chair
1 Gold Framed Mirror
1 R. C. A. Color T. V.
1 Swag Lamp
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Wall Heater
2 Chest drawers
1 Picture

Room No. 9

2 Double Beds
1 Lounge Chair & 1 Desk Chair
1 Gold Framed Mirror
1 R. C. A. T. V.
2 Swag Lamps
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Wall Heater
1 Wall Painting

Prepared by...

BOOK 3050 PAGE 909

Room No. 10

1 Double Bed
1 Lounge Chair & 1 Desk Chair
1 Mirror
1 GE Color T. V.
2 End Table
3 Desk Lamps
2 Wall Paintings Move to 8
1 Love Seat & Sofa
1 Air Conditioner
1 Electric Wall Heater

Room No. 11

1 Double Bed
1 lounge chair and 1 desk chair
1 Sony 15" Color T.V.
1 Swag Lamp
1 End Table
2 Desk Lamps
2 Wall paintings
1 Air Conditioner
1 Electric Wall Heater

Room No. 12

2 Twin Beds
1 Lounge Chair
1 Mirror
1 R.C.A. Color T. V.
1 End Table
1 Desk Lamp
1 Air Conditioner
1 Electric Wall Heater
1 Chest Drawer

Room No. 14

1 Table
1 Lounge Chair & 1 desk chair
1 Mirror
1 Sony 15" Color T. V.
1 End Table
2 Desk Lamps
1 Love Seat
1 Corner Table
2 Chest Drawers
1 Air Conditioner
1 Electric Wall Heater

Room No. 15

1 King Size Bed
1 Lounge Chair & 1 desk chair
1 Gold framed mirror
1 R.C.A. Color T.V.
1 Swag Lamp and 1 floor Lamp
1 End Table
1 Desk Lamp
2 Chest drawers
1 Air Conditioner
1 Electric Wall Heater

Room No. 16

1 Double Bed
1 Lounge Chair and 1 Desk chair
1 mirror
1 Zenith Color T.V.
1 End Table
2 Desk Lamps
1 Love Seat
1 Wall Painting
1 Air Conditioner
1 Electric Wall Heater

Room No. 17

2 Double beds
1 Studio Couch
1 Lounge Chair and 1 desk chair
1 Mirror
1 R.C.A. Color T.V.
2 Swag Lamps
1 End Table
1 Desk Lamp
1 Luggage Rack
1 Rollaway bed
1 Air Conditioner
1 Electric wall heater

Room No. 18

2 Double Beds
2 Studio Couches
1 Lounge Chair
1 mirror
1 R. C. A. Color T.V.
2 Swag Lamps
3 End Tables
1 Desk Lamp
1 Love Seat
1 Luggage Rack
2 Wall Paintings
1 Air Conditionet
1 Electric Wall Heater

Room No. 19

2 Double beds
2 Studio Couches
1 Lounge Chair
1 Mirror
1 R.C.A. Color T.V.
2 Swag Lamps
3 End Tables
1 Desk Lamp
1 Love Seat
1 Luggage Rack

Room No. 20

2 Double Beds
2 Studio Couches
1 Desk Chair
1 Mirror
1 R.C.A. Color T.V.
2 Swag Lamps
3 End Tables

Room No. 20 Cont.

1 Desk Lamp
1 Luggage Rack
1 Stool
3 Wall Paintings
1 Air Conditioner and
1 Electric Wall Heater
1 Stool
3 Wall paintings
1 Air Conditioner
1 Electric Wall Heater

Room No. 21

3 Double Beds
2 Lounge Sofa
3 End Tables
1 R.C.A. Color T.V.
1 Desk Lamp
2 Electric Wall Heaters
1 Air Conditioner
2 Mirrors
2 Lounge Chairs
1 Luggage Rack

Room No. 24

1 King Size Bed
1 Lourge Chair
2 Large Wall Mirrors
1 R.C.A. Color T.V.
1 Swag Lamp
3 End Tables
2 Desk Lamps
1 Large Sofa
1 Air Conditioner
1 Double Bed
1 Lamp
1 Table
1 Hall Ceiling Fire Alarm

1 Apartment next to Room 24

1 Philco Color T.V.
2 Single Beds
1 Coffee Table
1 End Table
2 Studio couches
1 gold framed mirror
1 Oak Chest
1 Swag Lamp and 1 desk lamp
1 Dining Table with 4 chairs and 1 swag lamp
1 Tappan Electric Cooker
1 Air Extractor fan
1 Frigidaire freezer/refrigerator
1 kenmore dishwasher
1 2½ lb. fire extinguisher
1 wall painting
1 ceiling fire alarm

Laundry Room

1 Washer
1 dryer
6 vaccum cleaners
1 dishwasher
1 GE Washer
100 sheets approx.
1 fire extinguisher
1 RC Cola Machine
1 Air Conditioner
1 Heater
5 Chairs (folding)

Front Store Room

2 Color T.V.'s
1 case light bulbs
3 Tube Lights
1 fire extinguisher

Behind Office

1 R.C.A. T.V.
1 T.V. Console
1 Leather Chair
1 Glass Table & 4 Chairs (white leather)
2 4 drawer box files
1 9 drawer box file (cabinet)
1 Swag Light
1 Small Bue cased typewriter

Bedroom

Blue curtains
1 King Size Bed (mattress spring & frame)

Kitchen

1 2 drawer refrigerator
1 Westinghouse dishwasher
1 Electric Stove
1 Air Conditioner

Office Furniture

1 multi alarm clock
1 adding machine
1 fire extinguisher
4 alarm clocks for guests
1 cigarette machine
1 postage stamp machine
1 glass cabinet with souvenir items
1 post card stand
1 manuel machine
4 sets of curtains
1 ice machine
1 pepsi machine
1 Lance Chip Machine
rentable 4.00 per month

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 Leon Ruben, 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 $ 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 herein 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 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 waives; 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 eventthe 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:

Prepared by:

BOOK 5085 PAGE 912

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 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 grantess, have hereunto set our hands this the 1st day of April, 1980.

F.8321'6

IDENTIF. REFERENCE

APR 2 10 00 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Lee O. Wiggs
LEE O. WIGGS

Anna B. Wiggs
ANNA B. WIGGS

Niranjankumar N Patel
NIRANJANKUMAR N. PATEL

Kusumben N Patel
KUSUMBEN N. PATEL

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 Lee O. Wiggs, Anna B. Wiggs, Niranjankumar N. Patel and Kusumben N. Patel, 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, this 1st day of April, 1980.

NOTARY PUBLIC

My Commission Expires: 2/5/83

Prepared by:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5585 PAGE 913

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
			360000.00- CO	
			300000.00- MO	
			506.00 CO TX	
			250.00 MO TX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 1250.50-	
			1213A04/02/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.8321'6

IDENTIF. REFERENCE

APR 2 10 00 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 750207