This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM

SANDOR MANDEL and wife
RITA MANDEL

TO

MICHAEL STEVEN DILLARD and wife
ANDREA DALE DILLARD

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Dillard, et ux (NAME)	Same (NAME)	M&P 102-1-65
6508 Upton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DZ-8721
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
Nov 25 2 47 PM '80
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 55,000.00 [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ 25th DAY OF November, 1980.

[signature]
Notary Public

MY ~~COMMISSION~~ EXPIRES: [illegible]

(AFFIX SEAL)

G-1-9-1-24

FOR AND IN CONSIDERATION OF the sum of Fifty-Five Thousand ($55,000.00) ---------- DOLLARS

of which $ 20,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantees have executed their promissory note in the principal sum of $35,000.00 of even date herewith, which said note is payable to the order of Sandor Mandel and wife Rita Mandel. Said note provides for the payment of attorney's fees if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $373.26 each, including interest at the rate of 11½% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full. The first payment of $373.26 is due and payable on the 13th day of December, 1980, and thereafter on or before the 13th day of each succeeding month, until full payment is made,

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Sandor Mandel and wife Rita Mandel

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Michael Steven Dillard and wife Andrea Dale Dillard

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:
BEING Lot No. 3 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.
SAID Lot No. 3 fronts 74.91 feet on the northerly side of Upton Lane and runs back between lines, 150 feet to a dead line and measures 75.34 feet.
BEING the same property conveyed to Sandor Mandel and wife, Rita Mandel by deed from Walker Bruce, Jr. and wife Edna Evelyn Bruce of record in Book 4336, page 748, Register's Office for Davidson County, Tennessee.

TRACT II:
LAND in Davidson County, Tennessee, being part of Reserved Parcel "A" on the plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, as follows:
(see attached)
BEING the same property conveyed to Sandor Mandel and wife Rita Mandel by deed from Reynolds Bubis, Trustee of record in Book 4781, page 760, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6508 Upton Avenue, (House Number) (Street) Nashville, Tennessee 37209 P. O. Address: (City or Town) (Postal Zone)

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 Morris Levine 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 amt. 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 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 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 grantees, have hereunto set our hands this the 13th day of November 19 80.

SANDOR MANDEL

RITA MANDEL

MICHAEL STEVEN DILLARD

ANDREA DALE DILLARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Trina R. Scarpetti, a Notary Public in and for said County and State, the within named Sandor Mandel and wife Rita Mandel, Grantors and Michael Steven Dillard and wife Andrea Dale Dillard, Grantees 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, Davidson County, Tennessee, Tennessee, this 13th day of November, 1980.

Trina R. Scarpetti, Notary Public.

Commission expires 8-11-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am 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 .....

(Legal Description)

BEGINNING at a point, said point located at the rear common corner of Lots Nos. 2 and 3 on the plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 2 and 3, north 48° 10' 12" East, passing a witness line at 169.06 feet, a total distance of 249.06 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly 75 feet, more or less, to the point of intersection of the center line of said Creek and the northeasterly extension of the line between Lots Nos. 3 and 4 on the plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 3 and 4, South 48° 10' 12" West, passing a witness line at 61 feet, more or less, and continuing for a distance of 190.30 feet, making a total of 251.30 feet, more or less, to the rear common corner of said Lots Nos. 3 and 4; thence with the northeasterly line of said Lot No. 3, south 41° 49' 48" east 75.34 feet to the point of beginning, containing 18,997 square feet, more or less.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5683 PAGE 17

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
			55000.00- CO	
			35000.00- MO	
			143.00 CO TX	
			3?.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 185.50-	
			6&09A11/25/50 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1-9 1-2 4

IDENTIF. REFERENCE

Nov 25 2 47 PM '8?

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 793998