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MAP: 106-7
PARCEL: 62

This Instrument Prepared
From Information Furnished
by the Parties by:
IMOGENE W. BOLIN, Attorney
128 J.S. Young Road
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

DEVINDER SINGH DHAMOON
717 Murfreesboro Road
Nashville, Tennessee 37210

NAME AND ADDRESS OF NEW OWNERS:

MR. AND MRS. DEVINDER SINGH DHAMOON
717 Murfreesboro Road
Nashville, Tennessee 37210

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5737 PAGE 130

IDENTIF. REFERENCE 638846

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
APR 24 3 33 PM '81

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of Six Hundred Fifty-Seven Thousand ($657,000.00) Dollars, paid as follows:

1. Payment of the amount of Thirty Thousand ($30,000.00) Dollars cash in hand paid by Devinder Singh Dhamoon and wife, Menal D. Singh Dhamoon to Hazel M. Blodgett the receipt of which is hereby acknowledged; and the assumption of an outstanding indebtedness payable to Robert Edgar Oliphant, in the original amount of Four Hundred Fifty Thousand ($450,000.00) Dollars; said indebtedness being evidenced by an installment note dated January 1, 1979, and secured by a wrap-around Installment Deed of even date, of record in Deed Book 5380, page 862; and by a Deed of Correction dated April 23rd, 1981; and further appearing in Deed Book 5737, page 128, all of the Register's Office for Davidson County, Tennessee.

2. The execution of an Installment note of even date in the principal amount of Two Hundred Thirteen Thousand Six Hundred One and 63/100 ($213,601.63) Dollars made by Devinder Singh Dhamoon and wife, Minal D. Singh Dhamoon to the order of Hazel M. Blodgett as follows: The first payment of principal and interest in the amount of One Thousand Four Hundred Sixty One and 67/100 ($1,461.67) Dollars shall be due and payable on April 23, 1981; the said payment being prorated interest and principal due upon the wrap-around mortgage to Oliphant. The second payment of both principal and interest in the amount of Four Thousand Seven Hundred Twenty Four and 04/100 ($4,724.04) Dollars shall be due and payable on the 15th day of May, 1981, and shall also include the Grantees' pro rata share June 1, 1981, payment on the Oliphant note.

It is expressly agreed among the undersigned parties that the May and June payments upon the indebtedness to Oliphant have been prorated between the parties and that Hazel Blodgett will apply the proceeds herein above described first to the said payments to Oliphant.

3. Payment of one balloon payment of principal only in the amount of Forty Thousand ($40,000.00) Dollars due and payable on or before July 15, 1981; and payment of a second balloon payment of principal only in the amount of Forty Thousand ($40,000.00) Dollars which shall be due and payable on or before January 5, 1982, neither such said balloon payment shall be subject to interest thereon, if each said payment is paid promptly on the due date.

4. Beginning with the signing of this Installment Deed Instrument interest at the rate of ten (10%) per cent per annum shall accrue upon the principal amount of One Thirty Three Thousand Six Hundred One and 63/100 ($133,601.63) Dollars; and the said principal and interest shall be payable in One Hundred Eighty monthly payments.

After the above-described prorated payments have been made in the months of April and May, 1981 as set forth in Paragraph 2 herein, the amount of One Thousand Four Hundred Thirty-Five and 69.100 ($1,435.69) Dollars of both principal and interest shall be due and payable on June 15, 1981 and each and every month thereafter until paid in full and secured as hereinafter provided.

5. Beginning on the 15th day of June, 1981; payment in the amount of Four Thousand Three Hundred Forty Two and 60/100 ($4,342.60) Dollars of both principal and interest shall be payable upon the wrap-around indebtedness to Robert Edgar Oliphant; and the same amount of both principal and interest shall be due and payable on each and every month thereafter until paid in full upon the same terms and conditions as set forth in Deed Book 5380, page 862, Register's Office for Davidson County, Tennessee.

I, HAZEL M. BLODGETT, a single person as grantor have this day bargained and sold, and do hereby transfer and convey unto DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON as grantee, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

> Land in Davidson County, Tennessee being part of Lot No. 6 on the Plan of Charles T. Coles property as of record in Book 161, page 32, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., and Company, dated December, 1974, as follows:
>
> BEGINNING at an iron pin at the southeast corner of Blanton Avenue and Murfreesboro Road; thence, with the southerly margin of Murfreesboro Road, South 72 degrees 08 feet East 286 feet; thence South 19 degrees 38 feet West 182.23 feet, North 72 degrees 08 feet East 286 Feet to the easterly margin of Blanton Avenue; thence with the same, North 18 degrees 58 feet East 182.20 feet to the beginning.

BEING the same property conveyed to HAZEL M. BLODGETT, by deed from ROBERT EDGAR OLIPHANT, a single person, of record in Book 5380, page 862, Register's Office for Davidson County, Tennessee; and BEING the same property to from which a one-fourth undivided interest was conveyed to LAWRENCE V. MUELLER by Quitclaim Deed from the said HAZEL M. BLODGETT, by deed dated January 2, 1979, and appearing of record in Deed Book 5434 page 230, of the said Register's Office, the very same one-fourth undivided interest having been reconveyed to the undersigned from the said LAWRENCE V. MUELLER, by Quitclaim Deed, dated April 23, 1981, and of record in Deed Book 5736, page 531, of the said Register's Office.

In addition to the real property conveyed herein, certain personal property has been conveyed by a separate Bill of Sale and assumption agreement together with the going business known as the Greystone Motel, the consideration of which is in the amount of EIGHTEEN THOUSAND AND NO/100 DOLLARS and included in the aforesaid cash payments in the amount of Thirty Thousand ($30,000.00) Dollars; and the aforementioned balloon payments of Forty Thousand ($40,000.00) Dollars each.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, their successors, heirs and assigns forever. HAZEL M. BLODGETT covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for:

1. Wrap-Around Installment Deed from Robert Edgar Oliphant to Hazel M. Blodgett, to secure an indebtedness in the original amount of Four Hundred Fifty Thousand ($450,000.00) Dollars, dated January 1, 1979; encompassing the following prior indebtednesses:

(a) Installment Deed from Robert A. Shannon and Johnnie B. Shannon, of record in Book 4892, page 318, Register's Office for Davidson County, Tennessee, dated February 26, 1975,

1975 to secure an indebtedness in the original amount of Three Hundred Fifty Five Thousand ($355,000.00) Dollars.

(b) Deed of Trust executed by Robert Edgar Oliphant to Charles C. Morrow, Trustee, of record in Book 4892, page 321, said Register's Office, dated February 26, 1975, to secure to Robert A. Shannon and Johnnie B. Shannon, and Mercer Realty Company, an indebtedness in the amount of Twenty Two Thousand Five Hundred ($22,500.00) Dollars.

(c) Deed of Trust executed by Robert Edgar Oliphant to Clarence J. Henry, Jr., Trustee, of record in Book 5380, page 860, Register's Office for Davidson County, Tennessee to secure the payment of a Promissory Note dated December 29, 1978, payable to Mercer Realty Company in the amount of Twenty Three Thousand Five Hundred Eighty-Nine and 38/100 ($23,589.38) Dollars.

2. Easement for Sanitary Sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in Book 4337, page 802, Register's Office for Davidson County, Tennessee.

3. Twenty (20') foot easement right across the rear of the property leading from Blanton Avenue, for egress and ingress.

4. Easement right for a sewer line that serves the adjoining property. Said easement extends across said property and the width of said sewer easement five (5') feet on each side of the center of the sewer line. This easement is also for the maintenance and repairs of said sewer line.

HAZEL M. BLODGETT further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, their successors,

heirs, and assigns, against the lawful claims of all persons.

The indebtedness created hereunder and the lien securing the said indebtedness are inferior and junior to the wrap-around indebtedness and lien held by the said Robert Oliphant.

And now, for the purpose of better and more effectively securing the payment of said indebtedness to HAZEL M. BLODGETT or the holder of the indebtedness, and for consideration of One ($1.00) Dollar paid in case, receipt of which is acknowledged, DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, hereinafter referred to a Trustors, hereby transfer and convey unto IMOGENE W. BOLIN, Trustee, her successors, and assigns, the real estate and all personal property hereinabove described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to pay all taxes and assessments when due, and 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 and keep all improvements adequately insured.

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,

as herein provided, Trustor fails to reimburse 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 20 days from the date of such payment, there shall be a default. At any time a default should be in effect as provided for herein, HAZEL M. BLODGETT or the holder of the indebtedness may, at his or her election, declare all sums on the said note due and payable and may take possession and control of the properties comprising the motel without institution of foreclosure proceedings. DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON hereby expressly waive any rights, under law or equity to a judicial hearing prior to repossession of the motel under any such default. The foregoing shall not limit HAZEL M. BLODGETT from seeking any other available remedy in law or equity, for damages, or otherwise. This trust conveyance shall remain in full force and effect, and at the option of HAZEL M. BLODGETT or the 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 her successor, in trust, is hereby authorized and empowered, upon giving thirty (30) days' notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Courthouse in said County to the highest bidder for cash, at public outcry, free from the equity of said indebtedness.

This indebtedness shall not be assigned, assumed or in any way transferred without the prior written consent

of the holder; provided that, such consent shall not be unreasonably withheld. BOOK 5737 PAGE 137

DEVINDER SINGH DHAMOON and his wife, MINAL D. SINGH DHAMOON shall furnish costs, profit and loss statements and income tax records on the Greystone Motel, to HAZEL BLODGETT and to ROBERT EDGARD OLIPHANT on a monthly basis; and such reports shall be due on the same date as the monthly payments, and shall be current to the end of the preceding month.

Possession of the premises will be given at 12:00 O'clock, NOON, on Friday, April 24, 1981.

The 1981 property and personalty taxes have been prorated between the parties; said taxes are a lien upon the property but are not yet due and payable.

IN WITNESS WHEREOF, the parties to this instrument have signed their names on this the 23rd day of April, 1981.

Hazel M Blodgett
HAZEL M. BLODGETT, Grantor

Devinder Singh Dhamoon
DEVINDER SINGH DHAMOON
Grantee and Trustor

Minal D. Singh Dhamoon
MINAL D. SINGH DHAMOON
Grantee and Trustor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer of real property is $65,000.00.

Devinder Singh Dhamoon
Affiant

Subscribed and sworn to before me, on this the 23rd day of April, 1981.

Josephine W. Bolin
Notary Public

My Commission Expires: August 28, 1982

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

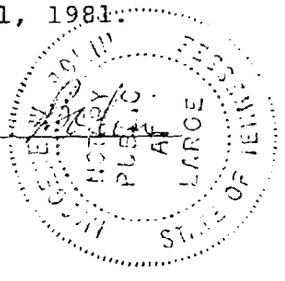
BOOK 5737 PAGE 138

Personally appeared before me, a Notary Public, in and for the said County and State of Tennessee, the within named Hazel M. Blodgett and Devinder Singh Dhamoon and wife, Minal D. Singh Dhamoon, the Bargainors, who acknowledged that they have executed the foregoing Installment Deed Instrument for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, on this the 23rd day of April, 1981.

Imogene N. Berry

NOTARY PUBLIC



My Commission Expires; August 28, 1982

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5737 PAGE 139

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
			657000.00-	CO
			213601.62-	MO
			1700.20	CO TX
			211.67	MO TX
			.50	PRFEE
			27.00	WDEED
			CHECK 1947.30-	
2046A04/24/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.8.8.4.6

1 IDENTIF. REFERENCE

APR 24 3 33 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 818467