BOOK 5966 PAGE 964

MAP: 106-7
PARCEL: 62

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES BY:

Imogene W. Bolin, Attorney
Box 68, Sam Davis Road
Smyrna, TN 37167

SEND TAX BILLS TO:

DEVINDER SINGH DHAMOON
717 Murfreesboro Road
Nashville, TN 37210

NAME AND ADDRESS OF NEW OWNERS:

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

RECEIVED
IDENTIF. REFERENCE
Nov 19 | 11 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H | 8 | 5 2

DEED OF CORRECTION OF
INSTALLMENT DEED

WHEREAS, the undersigned HAZEL M. BLODGETT, as Grantor conveyed unto the undersigned DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, as Grantees, all of the said Grantor's right, title and interest in and to that certain parcel of land and improvements thereon loacted at 717 Murfreesboro Road, Davidson County, Tennessee, known as the "Greystone Motel"; by that certain instrument entitled "Installment Deed" dated the 23rd day of April, 1981, and filed for in record the 24th day of April, 1981, in Deed Book 5737, Page 130, Office of the Register of Deeds for Davidson County, Tennessee; the said Grantor, Hazel M. Blodgett retaining a purchase money mortgage upon the said property; and,

WHEREAS, the Draftsperson of the said "Installment Deed" had intended to follow precisely the language and provisions of that certain Installment Deed conveying the same said property to Hazel M. Blodgett from Robert Edgar Oliphant, of record in Deed Book 5380, Page 862, of the said Register's Office; and,

WHEREAS, by mistake and inadvertance, the page numbered "5" of the said Installment Deed from said Robert Edgar Oliphant to the said Hazel M. Blodgett was omitted in its entirety from the said Installment Deed from Hazel M. Blodgett to Devinder Singh Dhamoon and wife, Minal D. Singh Dhamoon;

NOW, THEREFORE, for and in consideration of the mutual promises of the Grantor, HAZEL M. BLODGETT and the Grantees, DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, and other good and valuable consideration, HAZEL M. BLODGETT, GRANTOR, and DEVINDER SINGH SHAMOON and wife, MINAL D. SINGH DHAMOON, GRANTEES, now execute this "Installment Deed of Correction" as follows:

INSTALLMENT DEED

OFR 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 to Devinder Singh Shamoon and wife, Menal D. Singh Dhammon 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 23, 1981; and further appearing in Deed Book 5737, page 128, all of the Register's Office for Davidson County, Tennessee.

2. The exectuion 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 accure 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° 08' East 286 feet; thence South 19° 38' West 182.23 feet, North 72° 08' East 286 Feet to the easterly margin of Blanton Avenue; thence with the same, North 18° 58' 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, and corrected by Deed of Correction of record in Deed Book 5737, page 128, of the said Registers Office for Davidson County, Tennessee; and BEING the same property 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 Registers 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, 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 payment to Robert A. Shannon and Johnnie B. Shannon, and Mercer Realty Company, an indebtedness in the amount of Twenty-two Thousand Five Hundred and no/100 ($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 cash, receipt of which is acknowledged, DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, herein after referred to as 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 redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or her successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. HAZEL M. BLODGETT or the holder of said indebtedness, may bid at any sale under this trust conveyance. The Trustee shall only account for the net rents actually received by her. It is further agreed 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:

First: To the payment of all costs, charges and expenses of executing this conveyance and enforcing said liens as herein provided.

Second: To the payment of all taxes which may be unpaid on said premises.

Third: To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

Fourth: The residue, if any, will be paid to the Trustor, her order, representatives or assigns.

In case of death, absence, inability or refusal to act of said Trustee, at any time when action under the foregoing power and trusts may be required, HAZEL M. BLODGETT , the holder of said indebtedness, 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 above-named Trustee shall be vested in said successor.

The name of HAZEL M. BLODGETT when used herein shall apply to any successor, heir, assign or holder 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.

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 M. 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 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 15 day of Nov., 1982.

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 Tenn.
COUNT OF Davidson

The actual consideration or value, whichever is greater, for this transfer of real property is -0-.

X Devinder Singh Dhamoon
AFFIANT

Subscribed and sworn to before me, on this the 3 day of Nov., 1982.

Kirk C. White
NOTARY PUBLIC

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and STate of Tennessee, the within named DEVINDER SINGH DHAMOON and wife, MINAL D. SINGH DHAMOON, the Bargainors, who acknowledged that they have executed the foregoing Deed of Correction of Installment Deed for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, on this the 3 day of Nov., 1982.

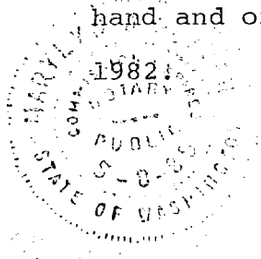
Kirk C. White
NOTARY PUBLIC

My Commission Exipres: 10-20-85

STATE OF Washington)
COUNTY OF King)

BOOK 5966 PAGE 974

On this day personally appeared before me HAZEL M. BLODGETT to me known to be the individual, or individuals described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 15th day of November, 1982.



Marilyn Potter
Notary Public in and for the
State of Washington, residing
at Tacoma

5-8-85