ADDRESS NEW OWNER:
Rebecca Raskin
419 Ellendale Dr.
Nashville, Tn.
37205

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

SEND TAX BILLS
SAME

MAP NO: 116
PARCEL NO: 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer is $ 150,000.

Affiant

Subscribed to and sworn to before me, this 26th day of November, 1979.

Notary Public

My Commission expires: 4-18-82

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100ths ($150,000.00) DOLLARS, of which $10,000.00 has been paid in cash by the grantee hereinafter acknowledged, and for the remainder the said grantee has executed her promissory note of even date herewith in the amount of $140,000.00, together with interest at the rate of 9% per annum, payable to the order of Lydia W. Kornman, in monthly installments of $1,250.00, each, with the first installment falling due on the 1st day of December, 1979, and one payment due on the 1st day of each month thereafter, until paid in full, with the balance nevertheless, payable in full one year from the termination of the life estate reserved to the Grantor, 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.

LYDIA W. KORNMAN, UNMARRIED, has this day bargained and sold and does hereby transfer and convey subject only to my life estate which is hereby expressly reserved from this conveyance to REBECCA RASKIN, herein called grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 of Block "B" in the Subdivision of the Thomas H. Malone and the Ellen Fall Malone Lands in the 7th, formerly the 11th Civil District of said County, and according to a plan thereof made by W. B. Southgate, but not recorded, is described as follows:

Beginning on the westerly margin of Ellendale Avenue at the northeast corner of Lot No. 10 on said plan; thence northwestwardly along the westerly margin of said Avenue 150 feet to the southeast corner of Lot No. 12; thence southwestwardly along the line between Lots Nos. 11 and 12, 262 feet to a point in the northeasterly or rear line of Lot No. 6; thence southeastwardly along the rear line of Lots Nos. 6 and 7, 149-1/2 feet to the northwest corner of said Lot No. 10; thence along the line between Lots Nos. 10 and 11, northeastwardly 250 feet to the beginning.

Being the same property conveyed to Lydia W. Kornman, by deed from Marjorie B. Ewing and husband, J. Marshall Ewing, as of record in Book 1092, page 226, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and and interest thereto belonging, subject only to my life estate in said land which is hereby expressly reserved from this conveyance, to the said grantee, her 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 the said real estate, to said grantee, her 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 line in the event of non-payment of said notes as they mature, as hereinafter provided, and for the consideration of one dollar, to me in hand paid, I, the said grantee and husband, Edwin B. Raskin, do hereby transfer and convey unto Stanley M. Chernau, Trustee, his successors and assigns, the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. I, the said grantee 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 value, 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. I 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 I 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 I, the said grantee, 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 I 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; I 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, with 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. I 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. I 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 grantee herein, her heirs, representatives or assigns.

In case of the death, absence, inablity 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 grantor and grantee, have hereunto set our hands this the 28th day of November, 1979.

Robert M. Rubin

Edwin B. Rubin

Sylvia M. Rubin

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 Rebecca Raskin and husband, Edwin B. Raskin 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 26th day of November, 1979.

Sherry Lynn Sturgill
Notary Public

My Commission expires:

4-18-82

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 Lydia W. Kornman, unmarried the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 1979.

Sherry Lynn Sturgill
Notary Public

My Commission expires:

4-18-82

H 6 3 5 0 3
IDENTIFICATION REFERENCE
JUL 29 10 09 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00- CO	
			140500.00- MO	
			390.00 CO TX	
			138.00 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	537.50-
5573A	07/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H-6-3503

IDENTIF. REFERENCE

JUL 29 10 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967202