PREPARED BY:
Robert L. Sullivan
Neal & Harwell
800 Third National Bank Bldg.
Nashville, TN 37219

Map 118-07
Par 134 and 135
Send Tax Bills to:
Vadim Logvinov
c/o Arthur Murray Studio
1198 W. Main St.
Hendersonville, TN. 37075

INSTALLMENT DEED

BOOK S179 PAGE 703

FOR AND IN CONSIDERATION of Fifty Thousand and no/100 ($50,000.00) Dollars, of which Fifteen Thousand and no/100 ($15,000.00) Dollars has been paid in cash to Jack M. Smith, Inc., the receipt of which is hereby acknowledged, and for the remainder of Thirty-Five Thousand and no/100 ($35,000.00) Dollars, the undersigned Vadim Logvinov and wife, Helen Logvinov, have this day executed their certain promissory note in the principal amount of Thirty-Five Thousand and no/100 ($35,000.00) Dollars, bearing interest at the rate of Eleven and One-half (11 1/2%) percent per annum, said principal sum due and payable in one hundred and twenty (120) equal monthly installments of Four Hundred Ninety-two and 08/100 ($492.08) Dollars each, with the first installment of principal and interest being due and payable on December 18, 1983, and monthly thereafter in said amount until paid in full, with the failure to pay any monthly installment as aforesaid to mature the balance owing on said note at the option of the holder thereof, providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney's fees, a lien is expressly retained on the land herein conveyed, Jack Smith, Inc., hereinafter referred to as grantor, has this day bargained and sold and does hereby transfer unto the said Vadim Logvinov and wife, Helen Logvinov, their heirs and assigns, certain real property in Davidson County, Tennessee, described more particularly as follows:

Being Lots Nos. 25 and 26 of Block "B" on the map of Berry Hill Gardens, as of record in Block 1130, page 36, Register's Office for said county.

Said Lot No. 25 fronts 55 feet on the westerly side of Azalia Place and runs back 133.3 feet on the north line and 141 feet on the south line, to a dead line on which it measures 80 feet.

Said Lot No. 26 fronts 60 feet on the westerly side of Azalia Place and runs back between lines 141 feet on the north line and 133 feet on the south line, to a dead line on which it measures 69.9 feet.

Being part of the same property conveyed to Jack M. Smith, Inc. by deed from C.D.B. Partnership, a Tennessee General Partnership among D. Bergen White, Lon Christian Smith, and Dan E. Harrell, of record in Book 5555, page 880, Register of Deed's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Vadim Logvinov and wife, Helen Logvinov, their heirs and assigns, forever. The grantor covenants that it 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.

Said grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Vadim Logvinov and wife, Helen Logvinov, their heirs and assigns, against the lawful claims of all persons whomsoever.

AND NOW, FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY SECURING THE PAYMENT OF SAID LIEN INDEBTEDNESS, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of One ($1.00) Dollar, paid in cash, receipt of which is acknowledged, the said Vadim Logvinov and wife, Helen Logvinov, hereinafter referred to as trustors, hereby transfer and convey unto Robert L. Sullivan, Trustee, his successors in trust and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the sum of their insurable value, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as their interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, 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 in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear Eleven and One-half (11 1/2%) percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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, or pay said other sums when due, as herein provided, trustors fail to reimburse the 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 thirty (30) 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 indebtnedness 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 his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days notice by three publications in any newspaper 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 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 trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take 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 lien as herein provided; also reasonable attorneys' fees for advice 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 expense of any such litigation.

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 trustors, their order, 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 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 word "Trustors" when used herein shall apply to parties both singular and plural.

EXECUTED at Nashville, Tennessee, this 18th day of November, 1983.

Jack M. Smith, Inc.

By: Jack M. Smith, PRESIDENT
Jack M. Smith

Vadim Logvinov
Vadim Logvinov

Helen Logvinov
Helen Logvinov

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a notary public of the state and county aforesaid, personally appeared Jack Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Jack M. Smith, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of November, 1983.

Janice R. Lewis
Notary Public

My Commission Expires:
April 20, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice R. Lewis, a notary public in and for the county and state aforesaid, the within named Vadim Logvinov, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein stated.

Janice R. Lewis
Notary Public

My Commission Expires:
April 20, 1986

BOOK 5179 PAGE 707

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice L. Lewis, a notary public in and for the county and state aforesaid, the within named Helen Logvinov, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein stated.

Janice L. Lewis
Notary Public

My Commission Expires:
April 20, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me this 18th day of November, 1983.

Janice L. Lewis
Notary Public

My Commission Expires:
April 20, 1986

IDENTIF. REFERENCE
Nov 21 3 32 PM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

H87687

11/21 178.50- CHECK

4198

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

RECEIVED OF _____

FOR _____

BOOK 6179 PAGE 708

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

50000.00- CAMT.
35000.00- MAMT.
130.00 CSTAX
33.00 MSTAX
.50 PRFEE
15.00 WDEED
CHECK 179.50-
4196A11/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87687

IDENTIF. REFERENCE

Nov 21 3 39 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994970