[redacted]

This instrument prepared by:
James H. Hill, Attorney
310 Gallatin Rd. South
Madison, TN. 37115

INSTALLMENT DEED

BOOK 6262 PAGE 730

Address of New Owner:

KHUSAL VINODRAY JIVANJI, et ux
4008 Gallatin Road
Nashville, TN 37216

Send Tax Statements:

Same

Map-Parcel
61-11
Par 282 Js

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND DOLLARS ($435,000.00) of which THREE HUNDRED SIXTY THOUSAND DOLLARS ($360,000.00) is in consideration of the conveyance of the hereinafter described real estate and the remainder of SEVENTY FIVE THOUSAND DOLLARS ($75,000.00) is in consideration of the sale and transfer of the hereinafter described personal property. EIGHTY THOUSAND DOLLARS ($80,000.00) will be paid by the grantee, KHUSAL VINODRAY JIVANJI, on April 1, 1984; TEN THOUSAND DOLLARS ($10,000.00) on May 15, 1984 and TWENTY THOUSAND DOLLARS ($20,000.00) on July 1, 1984.

1. The grantees do further agree to pay the remaining balance of a THREE HUNDRED TEN THOUSAND DOLLARS ($310,000.00) note which has a balance of TWENTY ONE THOUSAND TWO HUNDRED FIFTY THREE AND 66/100 DOLLARS ($21,253.66) which is payable to the order of F. B. Williams and wife, Gertie Mae Williams, of record in Book 4624, page 479, payable as therein specified and do further assume an additional TWENTY THOUSAND DOLLARS ($20,000.00) baloon note which is due and payable August 1, 1987 with monthly interest payments beinc ONE HUNDRED DOLLARS ($100.00) per month.

2. The grantees do assume and agree to pay the remaining balance of TWO HUNDRED THIRTY THOUSAND FIVE HUNDRED EIGHTY TWO AND 12/100 DOLLARS ($230,582.12) on a promissory note payable to the order of Dianna S. Fuller now Martz and husband, Dwight L. Martz and payable TWO THOUSAND DOLLARS ($2,000.00) per month which commenced October 1, 1980 and each first of the month thereafter for a total of seven (7) years. Said monthly installments of TWO THOUSAND DOLLARS ($2,000.00) include principal and interest at the rate of ten (10) percent per annum. At the end of the seventh year, the balance remaining of TWO HUNDRED TWENTY SIX THOUSAND SIX HUNDRED FIFTY FOUR AND 75/100 DOLLARS ($226,654.75) is payable in monthly installments of TWO THOUSAND TWO HUNDRED SIXTY SIX AND 20/100 ($2,266.20) for a total of eighteen (18) years. Said monthly installments include principal and interest at the rate of ten (10) percent per annum.

The grantees, KHUSAL VINODRAY JIVANJI and wife, KHUSAL PUSHPA V, will execute notes and vendor's lien for the remainder of the equity of grantors, RAJENDRABHAI BHULABHAI BHAKTA and wife, MANJUBEN RAJENDRABBAI BHAKTA, as follows: A $53,164.22 Installment Deed Note payable in monthly installments of $568.63 for a period of 15 years; said payment includes interest at 10 percent per annum and last payment being $732.85, first payment being due and payable May 1, 1984; a note in the amount of $10,000.00 due and payable on May 15, 1984 and a note in the amount of $20,000.00 due and payable on July 1, 1984. Said $10,000.00 and $20,000.00 notes shall bear no interest.

Privilege is reserved to the makers of said Notes of paying additional sums or paying in full said Note at any time without additional interest or penalty provided advanced payment to be at the rate of ONE HUNDRED THOUSAND DOLLARS ($100,000.00) one time only.

Said Notes provide for payment of attorneys fees and to secure the payment of said indebtedness, principal, interest and attorneys fees, a lien is expressly retained on the land hereinafter conveyed and security interest is expressly retained and given by the grantees hereunder in the personal property herein sold and transferred.

This conveyance is made subject to a deed of trust of record in Book 5592, page 523, Register's Office for Davidson County, Tennessee, securing Associates Financial Services Company of Tennessee, Inc. in the original amount of Ninety Four Thousand Eight Hundred Dollars ($94,800.00), and said Deed of Trust is herein called "Prior Lien".

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $360,000.00

B Bhakta
AFFIANT

me

WE, RAJENDRABHAI BHULABHAI BHAKTA and wife, MANJUBEN RAJENDRABBAI BHAKTA, the grantors, have bargained and sold and do hereby transfer and convey unto the said KHUSAL VINODRAY JIVANJI and wife, KHUSAL PUSHPA V, the grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BOOK 8282 PAGE 740

TRACT ONE:

Land in Davidson County, Tennessee, being the southwest part of Lot "A" on the Map of Kennedy and Graves Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of the Old Nashville and Gallatin Interurban Railroad right-of-way, the southwest corner of Lot "A" thence with the easterly margin of said right-of-way, North 19-3/4 deg. East 100 feet; thence eastwardly parallel to the south boundary line of said lot, 106.4 feet to a stake in the west boundary line of a part of said Lot "A" conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife of record in Book 846, page 125, said Register's Office; thence with said Woolwine's west line, southwardly 100 feet to an iron pin in the original southerly line of Lot "A", Woolwine's southwest corner; thence westwardly along the southerly line of Lot "A", 106.4 feet to the point of the beginning. The above description taken from a copy of a description prepared June 4, 1936, by Erle Drake, County Surveyor.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "C" on the plan of the resubdivision of certain Lots in Blocks "A", "B", and "C", in Sunnymeade Subdivision, Unit No. 1, of record in Book 974, pages 56, 47, Register's Office for said County.

Said Lot No. 2 fronts 50.8 feet on the easterly side of Gallatin Road, as now located, and runs back 134.1 feet on the northerly line and 125.2 feet on the southerly line to an alley, measuring 50.3 feet thereon.

TRACT THREE:

Land in Davidson County, Tennessee, being part of Lot "A" on the Map of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described according to a copy of a survey thereof, made June 6, 1938, by S. M. McMurray Engineering Company, as follows:

Beginning at an iron pin in the westerly line of the property conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife, of record in Book 846, page 125, said Register's Office, which point is South 19 deg. West 271.6 feet from a cut on the sidewalk in the Southerly margin of McAlpine Avenue, which point is also the northwest corner of this tract, thence south 19 deg. West 100 feet to an iron pin which is South 62 deg. 5' East 157.4 feet from the curb line of the Gallatin Road; thence South 62 deg. 5' East 60 feet to an iron pin; thence North 20-1/4 deg. East 100 feet to an iron pin; thence North 62 deg. 5' West 61.4 feet to the point of beginning.

TRACT FOUR:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 of Block "C" on the Plan of the Resubdivision of Sunnymeade Subdivision, Unit No. 1, as of record in Book 974, page 56, Register's Office for said County.

Said part of Lot No. 1 fronts 38.3 feet on the easterly side of Gallatin Pike, as now located, and runs back 125.2 feet on the northerly line and 120.5 feet on the southerly line to an alley, measuring 16.5 feet thereon.

Being the same property conveyed to Michael E. May and Dianna S. Fuller, by deed from F. B. Williams and wife, Gertie Mae Williams of record in Book 4624, page 479, said Register's Office, and being the same property to which Michael E. May conveyed his one-half interest to Dianna S. Fuller of record in Book 4741, page 357, said Register's Office for Davidson County, Tennessee.

INCLUDED but EXCLUDED from the above described property is the following described property:

Land in Davidson County, Tennessee being described according to a survey made by Ralph W. C. Lambert, May 17, 1973, of resubdivision of Lots 1 & 2 of Block "C" of Sunnymeade Subdivision and being more particularly described as follows:

Beginning at a point in the easterly margin of Gallatin Road at the common corner of Lot 1 and 1A; thence with the line between said two lots easterly 120.5 feet to an iron pin; thence with the westerly margin of a 20 foot alley northeasterly 40.0 feet to an iron pin; thence westerly 127.5 feet to the easterly margin of Gallatin Road; thence with the easterly margin of said Road southerly 41.0 feet to the point of beginning.

Being part of the same property conveyed to Michael E. May and Dianna S. Fuller, by deed from F. B. Williams and wife, Gertie Mae Williams of record in Book 4624, page 479, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Forrest H. May by deed from Michael E. May, unmarried, and Dianna S. Fuller and husband, Thomas F. Fuller, of record in Book 4736, page 508, said Register's Office.

This is improved property located at 4008 Gallatin Road, Nashville, Tennessee.

Together with the personal property substantially described as follows:

Room No. 1

2 Beds with headboard
1 Desk with mirror
2 Chairs
1 Sofa hidaway bed
2 lamps
1 t.v.
1 air conditioner and heater

Room No. 2

2 Beds with headboard
1 Desk with mirror
1 Chair
1 Sofa hidaway bed
3 lamps
1 table
1 t.v.
1 air conditioner

Room No. 3

1 bed
1 mirror
1 lamp
1 table
1 air conditioner

Room No. 4

1 bed with headboard
1 desk
1 mirror
2 lamps
1 table
1 t.v.
1 air conditioner

Room No. 5

2 beds with headboard
1 desk
1 mirror
3 chairs
2 lamps
1 t.v.
1 air conditioner

Room No. 6

1 bed with headboard
1 desk
2 chairs
1 t.v.
1 air conditioner

Room No. 7

1 stove & refrigerator
2 bed with headboard
1 mirror
2 chairs
1 sofa hidabed
2 lamps
1 t.v.
1 air conditioner & heater

Room No. 8

1 stove & refrigerator
2 beds with headboard
1 mirror
2 chairs
1 sofa hidabed
2 lamps
1 t.v.
1 air conditioner

Room No. 9

1 stove & refrigerator
2 beds with headboard
2 chairs
1 mirror
1 sofa hidabed
2 lamps
2 tables
1 t.v.
1 air conditioner

Room No. 10

2 beds with headborad
2 chairs
1 stove 7 refrigerator
1 mirror
2 sofas
2 lamps
1 table
1 t.v.
1 air conditioner

Room No. 11

2 beds with headboard
1 desk
1 mirror
2 chairs
1 sofa
3 lamps
1 table
1 t.v.
1 air conditioner

Room No. 12

2 beds with headboard
1 desk
1 mirror
2 chairs
1 sofa
2 lamps
1 t.v.
1 air conditioner

Room No. 13

1 double bed
1 desk
1 mirror
1 lamp
1 t.v.
1 air conditioner

Room No. 14

2 bed with headboard
1 desk
1 mirror
2 lamps
1 t.v.
1 air conditioner

Room No. 15

1 Combination Stove, Refrig. Sir
1 bed
2 chairs
1 t.v.
1 air conditioner

Room No. 16

1 king size bed
1 desk
1 mirror
2 chairs
1 sofa
2 lamps
1 t.v.
1 air conditioner

Room No. 17

2 beds with headboard
1 desk & mirror
3 chairs
1 sofa hidabed
1 lamp
1 t.v. KMart
1 air conditioner

Room No. 18

2 beds
2 headboards
1 desk with mirror
2 chairs
1 sofa hidabed
2 lamps
1 t.v.
1 air cond.

Room No. 19

2 beds
2 headboards
1 desk
1 mirror
2 chairs
1 sofas hidabed
2 lamps
1 t.v.
1 air conditioner

Room No. 20

1 stove & refrigerator
2 beds
1 headboard
1 dresser
1 mirror
3 barstools
2 chairs
1 hidabed
4 lamps
2 tables
1 t.v.
1 air & heater

Room No. 21

2 beds with headboard
1 dresser with mirror
2 chairs
1 hidabed sofa
4 lamps
1 t.v.
1 air & heater

Mobile Home

1 kingsize bed
1 double bed
3 tables
3 chairs
1 chest
1 sofa
1 refrigerator
1 stove

Room Behind Office

1 Queen Size Bed
1 Chest

Five Kitchnettes with stove, refrig. dining table, etc.

Apartment with office

1 Refrigerator
1 Stove
1 Dishwasher, etc.
1 table & chairs
1 coffee table

Office Furniture

1 revolving stool
2 chairs
1 calculator
1 desk built-in

Laundry

2 washers
2 dryers etc.

Miscelleanous

Quantity of Blankets
Quantity of Bedspreads
Quantity of Drapes
ice buckets
water glass
soap
west basket etc.
coke & ice machine etc.
vacuum cleaner
all lines supposed to be 2 sets for all units (twin use)

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 assign, 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 James F. Hill , Trustee, his successors and assigns, the real estate hereinbefore described, wtih 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 $ 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 than 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 pos session 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 attorneys 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 2nd day of April, 1984.

RAJENDRABHAI BHULABHIA BHAKTA

MANJUBEN RAJENDRABHAI BHAKTA

KHUSAL VINODRAY JIVANJI

KHUSAL PUSHPA V

I 12986
IDENTIF. REFERENCE
APR 3 9 23 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RECEIVED

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 RAJENDRABHAI BHULABHIA BHAKTA and wife, MANJUBEN RAJENDRABHAI BHAKTA , KHUSAL VINODRAY JIVANJI and wife, KHUSAL PUSHPA V, 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 Madison, Tennessee, this the 2nd day of April, 1984.

NOTARY PUBLIC

Commission Expires: 10-20-85

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

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 746

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
			360000.00-	CAMT.
			53164.22-	MAMT.
			9360.00	CSTAX
	VD		9360.00-	CSTAX
			936.00	CSTAX
			51.20	MSTAX
			.50	PRFEE
			21.00	MDEED
				[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 12986

IDENTIF. REFERENCE.

APR 3 9 23 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25281