BOOK 6498 PAGE 939

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
MARK A. PARRISH, UNMARRIED

TO
C.K. HIRANYA GOWDA, M.D.

For draftsman's use

This Instrument Prepared By:

Ronald L. Stone, Attorney
6th Floor, 200 Fourth Ave., N.
Nashville, Tennessee 37219
(615) 244-1983

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. K. HIRANYA GOWDA, M.D. (NAME)	C. K. HIRANYA GOWDA, M.D. (NAME)	Map 96-13
2025 Priest Rd. (STREET ADDRESS OR ROUTE NUMBER)	2025 Priest Rd. (STREET ADDRESS)	Parcel 154
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I.B.S. 2 3.8

IDENTIF. REFERENCE

FEB 25 3 26 PM '85

FELIX Z. GILLUM, III REGISTER
DAVIDSON COUNTY, TN

MAIL ENVL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 212,509.50 Mark Parrish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 85.

Ronald L. Stone
Notary Public

MY COMMISSION EXPIRES: January 16, 1989

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twelve Thousand Five Hundred Nine and 50/100----------($212,509.50)---------- DOLLARS

of which $ 22,509.50 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed his one note of January 31, 1985, herewith in the principal amount of $190,000.00 payable to the order of Mark A. Parrish in 144 monthly installments of $2,438.30 each, the first of which is due and payable on March 1, 1985, and thereafter a like amount on the 1st day of each succeeding month, with the final installment becoming due and payable on the 1st day of February, 1997. The installments include interest at the rate of 11-1/2% per annum, said, payments to be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have been paid in full.

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,

I, MARK A. PARRISH, unmarried

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto C. K. HIRANYA GOWDA, M.D. Saraswathi Devi Gowda

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(SEE ATTACHED MARKED EXHIBIT "A")

Saraswathi Devi Gowda, the wife of C. K. Hiranya Gowda, joins in the execution of this instrument for the purpose of conveying any and all interest she may have in and to the above described property.

This is unimproved ( ) improved ( ) property, known as (Old) Elm Hill Pike, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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 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 STEVE NORTH Trustee, his successors and assigns, the real estate hereinbefore described, with 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 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. 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 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. 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 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 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 20th day of February 1985.

X C. K. HIRANYA GOWDA, M.D.

X SARASWATHI DEVI GOWDA

X Mark A. Parrish
MARK A. PARRISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ronald L. Stone, a Notary Public in and for said County and State, the within named C. K. HIRANYA GOWDA, M.D. and wife, SARASWATHI DEVI GOWDA the bargainor, 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 20th day of February, 1985.

Ronald L. Stone, Notary Public

Commission expires January 10, 1989

RONALD L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ronald L. Stone, a Notary Public in and for said County and State, the within named MARK A. PARRISH the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 20th day of February, 1985.

Ronald L. Stone, Notary Public.

Commission expires January 10, 1989

RONALD L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land lying in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded plan of Parrish Commercial Park, Section 12, and more particularly described according to a survey made by Gary R. Cummings, Surveyor, dated January 9, 1985, described as follows:

Beginning at a point in the southerly margin of (Old) Elm Hill Pike, said point being the northeast corner of Lot No. 1 on the Plan of Parrish Commercial Park, Section 9, as of record in Book 4715, page 163, said Register's Office, and being the northwest corner of the herein described tract; thence with said southerly margin of (Old) Elm Hill Pike South 80 deg. 11 min 52 sec. East 85.91 feet to a point; thence leaving said margin South 10 deg. 25 min. West 157.80 feet to a point; thence South 77 deg. 19 min. East 350.00 feet to a point; thence South 12 deg. 41 min. West 63.00 feet to a point; thence South 71 deg. 17 min. East 104.40 feet to a point; thence North 73 deg. 25 min. East 105.00 feet to a point; thence South 3 deg. 25 min. East 150.00 feet to a point; thence South 86 deg. 46 min. West 50.00 feet to a point; thence South 3 deg. 25 min. East 99.00 feet to a point; thence North 89 deg. 31 min. West 86.85 feet to a point; thence North 66 deg. 46 min. West 91.15 feet to a point; thence North 53 deg. 56 min. West 249.60 feet to a point; thence North 40 deg. 16 min. West 253.00 feet to a point; thence North 13 deg. 58 min. 28 sec. West 110.97 feet to a point; thence North 10 deg. 27 min. East 80.00 feet to the point of beginning, and containing 121,434 square feet, more or less, or 2.788 acres, more or less.

Being part of the same property conveyed to Mark A. Parrish, by deed from John G. Doak, Trustee, of record in Book 5967, page 500, Register's Office for Davidson County, Tennessee.

BORROWER further covenants and agrees that in the event that he should convey the property or any interest therein, to any other party, or should place another mortgage or lien against said property, without first obtaining prior written consent of the lender, then the entire principal balance of the note secured by this instrument, together with any accrued interest, shall become immediately due and payable at the option of the lender.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6498 PAGE 942

FOR _____

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
			212509.50-	CAMT.
			190000.00-	MAMT.
			562.50	CSTAX
			188.00	MSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	750.00-
3794A02/25/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 85238 I

IDENTIF. REFERENCE

FEB 25 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111119