Installment Deed

This Instrument Prepared By:
George H. Thompson, III
734 Stahlman Building
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Behrooz & Shahram Yazdian (NAME)	Behrooz & Shahram Yazdian (NAME)	MAP 92-9
105 Harpeth Trace Court (STREET ADDRESS OR ROUTE NUMBER)	105 Harpeth Trace Court (STREET ADDRESS)	Parcel 221, 220 219, 218 & 217
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37221 (CITY) (ZONE) (STATE)	11W 67440,67450, 67460,67470,67480

BOOK 6864 PAGE 408

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED & THIRTY SEVEN THOUSAND ($137,000.00) ----------00/100 Dollars, of which THIRTY FOUR THOUSAND TWO HUNDRED & FIFTY ($34,250.00)----------00/100 Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED TWO THOUSAND SEVEN HUNDRED & FIFTY ($102,750.00)----------00/100 Dollars,

BEHROOZ YAZDIAN and SHAHRAM ABE YAZDIAN

ha. Ve executed

ONE INSTALLMENT DEED NOTE

IN THE AMOUNT OF ONE HUNDRED AND TWO THOUSAND SEVEN HUNDRED & FIFTY DOLLARS ($102,750.00), at 10% interest per annum, payable to Harold S. Bernard, dated May 16, 1986, providing for monthly installments of TWO THOUSAND ONE HUNDRED EITHTY THREE DOLLARS & FOURTEEN CENTS ($2,183.14) on the first day of each month for FIFTY NINE MONTHS with the final payment being due on the first day of May, 1991 in the amount of TWO THOUSAND ONE HUNDRED EIGHTY TWO DOLLARS & SIXTY CENTS ($2,182.60), for a total of SIXTY monthly payments.

and providing for payment of attorney's fees and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed. HAROLD S. BERNARD

have this day bargained and sold, and do hereby transfer and convey unto the said BEHROOZ YAZDIAN and SHAHRAM ABE YAZDIAN their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

(Legal Description of Five Parcels Attached)

D 3 2 0 3

IDENTIFICATION REFERENCE

MAY 21 3 48 PM '86

FELIX Z. WILLCUTT, REGISTER
DAVIDSON COUNTY, TN

RECD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 137,000.00

Affiant

Subscribed and sworn to before me this the 19th day of May 19 86

My commission expires: 1/21/90 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property known as Lots Nos. 6, 7, 8, 9 & 10 of the W.R. Wilson Tract 3518, 3604, 3606, 3608 & 3610 Charlotte Pike; Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said HAROLD S. BERNARD HIS (successors), heirs and assigns forever. do covenant that he is 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 my heirs and representatives, to warrant and forever defend the title to said real estate to said BEHROOZ YAZDIAN and SHARHAM ABE YAZDIAN their (successors), 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 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 dollar paid in cash, receipt of which is acknowledged, the said BEHROOZ YAZDIAN and SHARHAM ABE YAZDIAN hereinafter referred to as trustors, hereby transfer and convey unto George H. Thompson, III, Trustee, his successors 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 $ insurable, 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 his 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 protect 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 interest at the maximum legal rate 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 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 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 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 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, 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 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 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 indebtedness 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 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, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 Registers 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.

Witness our hand s this 19th day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold S Bernard
HAROLD S. BERNARD

Behrooz Yazdian
BEHROOZ YAZDIAN

Shahram Abe Yazdian
SHAHRAM ABE YAZDIAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold S. Bernard, Behrooz Yazdian and Shahram Abe Yazdian

the within named bargainor s, 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, Davidson County, Tennessee, this 19th day of May, 19 86.

Monica D. Edwards
Notary Public

Commission expires 1/21/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 ..

..... Notary Public

Commission expires .....

INSTALLMENT DEED

FROM
HAROLD S. BERNARD
TO
BEHROOZ YAZDIAN
and
SHAHRAM ABE YAZDIAN

Published by
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

LOT 6

Land in Davidson County, Tennessee, being Lot No. 6 in the Subdivision of the W.R. Wilson Tract, a plan of which is of record in Plan Book 332, Page 161, Register's Office for said County.

Said Lot No. 6 fronts 62 7/10 feet on the northerly side of Charlotte Avenue and runs back between parallel lines with the west side of Fremont Street, 150 feet to an alley.

Being the same property conveyed to Harold S. Bernard by deed from W. Stan Perry and Doris Perry of record in Book 6566, Page 542, Register's Office for Davidson County, Tennessee.

LOT 7

Being Lot No. 7 on the Map of the subdivision of the W.R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly side of Cedar Street, now Charlotte Avenue. and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harold S. Bernard by deed from Lucille M. Brandon wife of Henry W. Brandon who was deceased at the time of the conveyance, of record in Book 6639, Page 728, Register's Office for Davidson County, Tennessee.

LOT 8

Being Lot No. 8 in the W.R. Wilson Tract, a plan of which is of record in Book 332, Page 161, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Harold S. Bernard by deed from Wayne C. Gower of record in Book 6856, Page 542, Register's Office for Davidson County, Tennessee.

LOT 9

Land in Davidson County, Tennessee, being Lot No. 9 in the Subdivision of the W.R. Wilson Tract, a plan of which is of record in Book 332, Page 161, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Charlotte Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harold S. Bernard by deed from Wayne C. Gower of record in Book 6856, Page 542, Register's Office for Davidson County, Tennessee.

LOT 10

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the W.R. Wilson Tract of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 62.7 feet on the north side of Charlotte Avenue and runs back between parallel lines along the east margin of 37th Avenue, North 150 feet to an alley and fronts 62.7 feet on said alley.

Being the same property conveyed to Harold S. Bernard by deed from Howard L. Stevens and wife, Norma Y. Stevens of record in Book 6603, Page 559, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6864 PAGE 411

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

137000.00- CA'IT.
102750.00- MAIT.
356.20 CSTAX
109.70 MSTAX
.50 PRFEE
9.00 WDEED
CHECK 466.40-
6890A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03200

IDENTIF. REFERENCE

MAY 21 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250662