This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

Installment Deed

BOOK 6904 PAGE 327

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nashville Manor, a Partnership	Same	71-10-50
(NAME) 1306 Katie Avenue	(NAME)	71-10-51
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and No/100---------- ----------($15,000.00)---------- Dollars, of which Four Thousand and No/100---------- --------($4,000.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Eleven Thousand and No/100---------- ----------($11,000.00)---------- Dollars, Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr. has executed its promissory note of even date herewith in the principal amount of $11,000.00, payable to the order of Amanda Margaret Feldman in 60 monthly installments of $223.72, which installments include both principal and interest at the rate of 10 per cent per annum, the first installment falling due on July 20 __, 1986 and the remaining installments falling due on the same day of each successive month thereafter.

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, I, Amanda Margaret Feldman, unmarried

have this day, bargained and sold, and do hereby transfer and convey unto the said Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr.

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, to-wit:

See Exhibit "A" which is attached hereto and made a part hereof as if copied herein verbatim.

16047

IDENTIFICATION REFERENCE

JUL 1 9 16 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 20th day of June 19 86

Affiant Mildred Ray

My commission expires: 4/17/88 (Affix Seal)

Notary Public Margie D. Moore

This is improved ( ) unimproved ( ) property, known as Katie Avenue, Nashville, Tennessee (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 Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr. (successors), 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 except for rights in deed of record in 1913/495.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr. (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 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 Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr. hereinafter referred to as trustors, hereby transfer and convey unto Joseph B. Webb, 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 $, 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 pay 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 6 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 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 powers 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 hereby 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 hands this 20th *day of* June, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Amanda Margaret Feldman

Amanda Margaret Feldman

Nashville Manor, A Partnership

By: Dan F. Sanders

Dan F. Sanders, Partner

By: William H. Bell, Jr.

William H. Bell, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margie DeMoss, *a Notary Public in and for said County and State,* Amanda Margaret Feldman, *the within named 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* 20th *day of* March, 19 86.

Margie DeMoss *Notary Public*

Commission expires 4/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, MILDRED P. RAY, *a Notary Public of the State and County aforesaid, personally appeared* DAN F. SANDERS AND WILLIAM H. BELL *with whom I am personally acquainted, and who, upon oath, acknowledged* themself *to be* OWNERS *of the* NASHVILLE MANOR NURSING HOME, *the within named bargainor, a ~~corporation~~* PARTNERSHIP *and that* he *as such,* PARTNERSHIP *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* PARTNERSHIP.

Witness my hand and seal, at office in Nashville, Tennessee *this* 20th *day of* JUNE, 19 86.

Mildred P. Ray *Notary Public*

Commission expires 5-13-1990

INSTALLMENT DEED

FROM

Amanda Margaret Feldman

TO

Nashville Manor, A Partnership, the partners of which are Dan F. Sanders and William H. Bell, Jr.

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
BOX 80411
PHONE 262-0703
NASHVILLE, TENNESSEE 37208

"EXHIBIT A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of J. B. Haynes Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 71 feet on the northeasterly side of Lelia Avenue and extends back 113 feet on the southerly line, with the northerly margin of Lula Avenue, and 141 feet, more or less, on the northerly line to an alley measuring 50 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being Lots 100 and 108 on the Plan of J. B. Haynes Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the westerly side of Katie Avenue and runs back between parallel lines, 125 feet to an alley.

Said Lot No. 108 fronts 50 feet on the easterly side of Lelia Avenue and runs back between 141 feet on the northerly line and 151-1/2 feet on the southerly line to an alley.

Tract 3:

Land in Davidson County, Tennessee, being Lot 99 on the Plan of J. B. Haynes Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 50 feet on the West side of Katie Avenue and extends back between parallel lines along the North margin of Lula Avenue, 125 feet to an alley.

Being part of the same property conveyed by Trustee's Deed to Isadore L. Feldman and Sidney Feldman from Elkin Garfinkle, Trustee, of record in Book 4669, page 873, Register's Office for Davidson County, Tennessee. Sidney Feldman died on January 19, 1981, divesting to Isadore L. Feldman his interest in said property, the said Isadore L. Feldman having since died and by his Will, a certified copy of which is of record in Book 6349, page 286, Register's Office for Davidson County, Tennessee, said property having been devised to Amanda Margaret Feldman.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 339

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
			1500.00- CONT.	
			100.00- MISC.	
			39.00 CONV	
			9.00 STAX	
			.50 PRFEE	
			5.00 [illegible]	
			[illegible]	57.50

19862807/1766 CHG .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16047

IDENTIF. REFERENCE

JUL 9 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265419