APR 26 8 54 AM '88
FELIX Z. WINANTS REGISTER DAVIDSON COUNTY
8163 04/26 0101 CHECK 19.50
IDENTIFICATION REFERENCE
2 4 4 5 5

INSTALLMENT DEED

FROM: SARA S. ROBIN SIR

TO: O. J. GONZALEZ

The Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $28,000.00

Address New Owner As Follows: Send Tax Bills: Map-Parcel Nos.

Mr. O. J. Gonzalez
2802 Torbett Street
Nashville, TN

Mr. O. J. Gonzalez
2437 Paulwood DR
Nashville, Tn 37207

92-10-98

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Orlando Gonzalez
AFFIANT

Sworn to and subscribed before me, this 19 day of April, 1988.

THIS INSTRUMENT PREPARED BY:
MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

Notary Public
My commission expires: 11-2-89

FOR AND IN CONSIDERATION of the sum of Thirty Thousand ($30,000.00) Dollars, of which Two Thousand ($2,000.00) Dollars has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has executed her promissory note in the principal sum of Twenty-Eight Thousand ($28,000.00) Dollars, of even date herewith, which said note is payable to the order of SARA S. ROBIN SIR. Said note provides for the payment of attorney's fees, if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $265.00 each, including interest at the rate of 10% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full. The first payment of $265.00 is due and payable on May 19, 1988, and thereafter on or before the 19th day of each succeeding month until full payment is made; said note may not be assumed; 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, SARA S. ROBIN SIR, hereinafter called the grantor, have this day bargained and sold, and do hereby transfer and convey unto O. J. GONZALEZ, herein called grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 55 on the Plan of T. M. Steger's Clifton Pike Subdivision as of record in Book 421, page 112, Register's Office for said County.

SAID Lot No. 55 fronts 40 feet on the north side of Torbett Avenue and runs back between parallel lines 125 feet to an alley.

BEING the same property conveyed to William H. Robin and wife, Sara S. Robin, by deed from Laurence A. Grossman and wife, Dorothy H. Grossman, of record in Book 5383, page 639, Register's Office for Davidson County, Tennessee; the said William H. Robin having since died, and Sara S. Robin having remarried Joe Sir; the said Joe Sir joins in this conveyance for the purpose of transferring any and all of his right, title interest in and to

the aforedescribed real property to the herein named grantee.

This is improved property known as 2802 Torbett Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her 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, except for current year's property taxes, which are pro-rated and assumed by grantee, and, the lien created herein.

We further covenant and bind ouselves and our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, her 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 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 GAY LISA LEVINE, Trustee, her 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 amount until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to the 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 said 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 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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, 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 grantor and grantees, have hereunto set our hands this the 19 day of April, 1988.

O. J. Gonzalez

Sara S. Robin Sir

Joe M. Sir

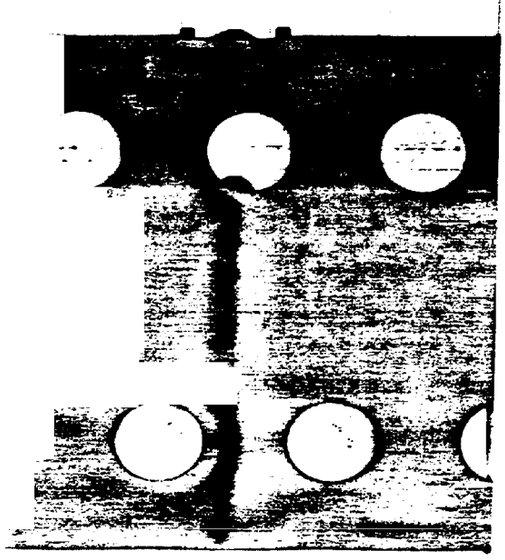
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

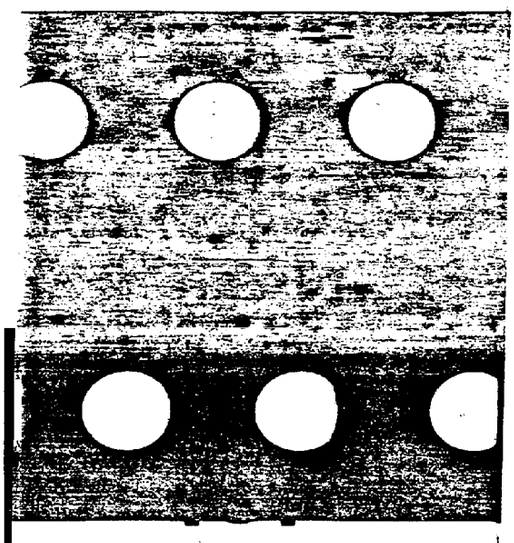
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara S. Robin Sir and husband, Joe Sir, and O. J. Gonzalez, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 of April, 1988.

Nina R. Scarlett
Notary Public

My Commission Expires: 11-18-89.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 97

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 30000.00
				MAMT 28000.00
				CON TX 84.00
				MOR TX 26.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 119.50
				CHECK 119.50
04/26/88	01			09:55 0001 8163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24455.

IDENTIFICATION REFERENCE

APR 26 9 54 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84255