THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 15,000.00 .

INSTALLMENT DEED

FROM: RANDALL M. GOLDSTEIN, MILTON GROSSMAN, and GERALD AVERBUCH, as TRUSTEES for the EDWARD T. GOLDSTEIN MARITAL TRUST

TO: LOUIS RESHA

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Louis Resha 2608-2610-2612 Clifton Pike Nashville, TN 37209	Louis Resha	92-6-572 92-6-573 92-6-574

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is ~~greater~~, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of April, 1991.

Notary Public
My Commission Expires: 9/30/93

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

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand ($25,000.00) Dollars, of which Ten Thousand ($10,000.00) 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 his promissory note in the principal sum of Fifteen Thousand ($15,000.00) Dollars, of even date herewith, which said note is payable to the order of RANDALL M. GOLDSTEIN, MILTON GROSSMAN, and GERALD AVERBUCH, as TRUSTEES FOR THE EDWARD T. GOLDSTEIN MARITAL TRUST. Said note provides for the payment of attorney's fees, if placed in the hands of an attorney for collection. Said note may not be assumed in the event of the sale or transfer of the herein described property. Said note being payable in monthly installments of $315.03 each, including interest at the rate of 9-1/2% 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 $315.03 is due and payable on the 15 day of May, 1991, and thereafter on or before the 15 day of each succeeding month until full payment is made, 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,

we, RANDALL M. GOLDSTEIN, MILTON GROSSMAN, and GERALD AVERBUCH, TRUSTEES of the EDWARD T. GOLDSTEIN MARITAL TRUST, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto LOUIS RESHA, herein called grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:

BEING the east parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of the Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for said County, described according to an unrecorded copy of a survey made by Yokley and Waggoner, Engineers, dated April 5, 1952, as follows:

SAID parts of said Lots Nos. 1 and 3 front 97 feet on the north side of Clifton Pike and run back between lines 148.7 feet on the west line and 178.5 feet on the east line along the west margin of an alley to the south line of Lot No. 5, on which they measure 84 feet.

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TRACT NO. 2:

BEING parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the northerly margin of Clifton Road 50 feet easterly from the easterly margin of Lena Street or Avenue; thence with the northerly margin of said road, Easterly 50 feet; thence, Northerly parallel with said Avenue to the line between Lots Nos. 3 and 5; thence with said line Westerly to a point halfway to Lena Avenue; thence Southerly parallel with said Avenue to the beginning.

BEING the same property conveyed to Randall M. Goldstein, Milton Grossman, and Gerald Averbuch, as Trustees for the Edward T. Goldstein Marital Trust, by deed from Dorothy Goldstein, Executrix for the Estate of Edward T. Goldstein, deceased, of record in Book 8330, Page 501, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 2608, 2610, 2612 Clifton Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his 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 the grantee, and, the lien created herein.

We further covenant and bind ourselves and our successors and representatives, to warrant and forever defend the title to the said real estate to said grantee, and his 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. I, the said grantee 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 grantors and grantee, have hereunto set our hands this the 15th day of April, 1991.

Evelyn Goldstein, Trustee

Milton Goldstein Trustee

Davidson Goldstein Trustee

TRUSTEES FOR THE EDWARD T. GOLDSTEIN MARITAL TRUST

Louis Goldstein

IDENTIF. REFERENCE

APR 15 4 00 PM '91

DAVIDSON COUNTY TN

0 6 6 9 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL M. GOLDSTEIN, AS TRUSTEE FOR THE EDWARD T. GOLDSTEIN MARITAL TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1991.

Notary Public

My Commission Expires: .
My Commission Expires JAN. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILTON GROSSMAN, AS TRUSTEE FOR THE EDWARD T. GOLDSTEIN MARITAL TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1991.

Notary Public

My Commission Expires: .
My Commission Expires JAN. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD AVERBUCH, AS TRUSTEE FOR THE EDWARD T. GOLDSTEIN MARITAL TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1991.

Notary Public

My Commission Expires: .
My Commission Expires JAN. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

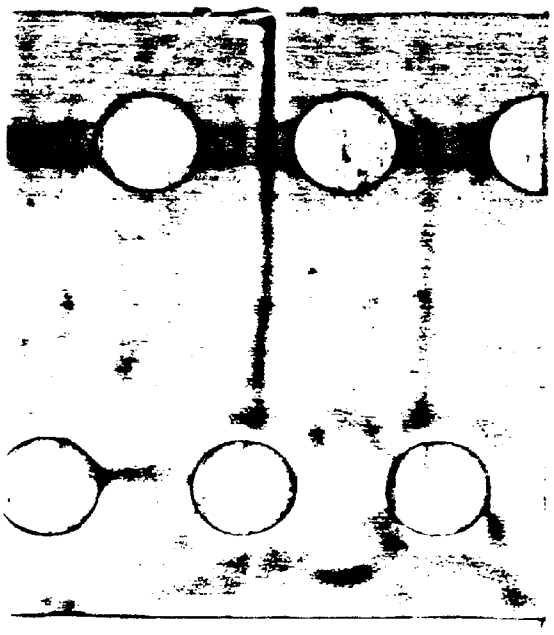
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUIS RESHA, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

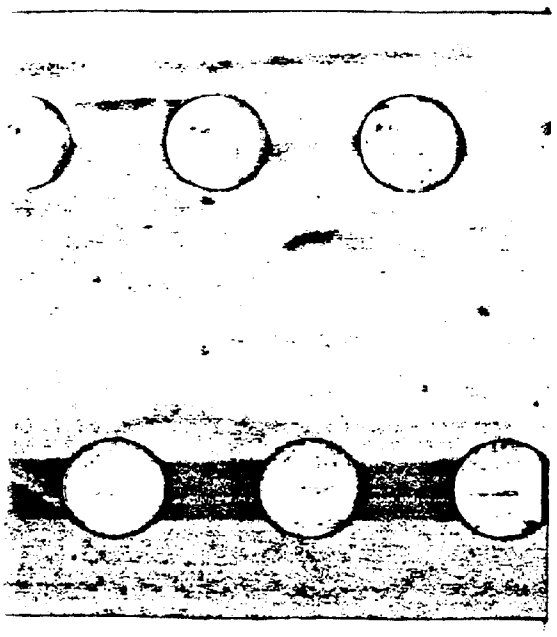
Witness my hand and official seal at Nashville, Tennessee, this 15 of April, 1991.

Irina P. Scarpatti
Notary Public

My Commission Expires: 9-25-93.

108:046





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 508

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	25000.00
MAMT	15000.00
CON TX	82.50
MOR TX	14.95
PRFEE	1.00
WDEED	12.00
TOTAL	110.45
CHECK	110.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/15/91 01 15:01 0001 4946

06695

IDENTIF. REFERENCE

APR 15 4 00 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 413001