Prep by: James Nice
310 S Gallatin
Madison TN 37115

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SANMUKH G. PATEL et ux	SAME	25-08
(NAME) Rest HAVEN Motel	(NAME)	013
(STREET ADDRESS OR ROUTE NUMBER) Good	(STREET ADDRESS)	
(CITY) TN. (P. O. ZONE) 37072 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Fourteen Thousand Dollars ($114,000.00) *Dollars,*

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of which ..... *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder balance due in the amount of ..... *Dollars,*

The grantees, SANMUKH G. PATEL and wife GITAHEN S. PATEL, herein ..... *have executed*

and assume the following indebtness; a certain note of Deed of Trust dated February 14, 1986, executed by Mahendra B. Patel and wife, J. P. Patel to J. C. Garrett, III, Trustee, of record in Book 6786, page 643, said Register's Office, payable to the order of Bank of Goodlettsville, in the original principal balance of $68,400.00, the present balance being $63,058.91. On the date of deed the buyers will execute an Installment Deed Note, payable to the sellers, in the principal sum of $11,000.00, plus interest at the rate of 10½% per annum, and payable in equal monthly installments including interest, for a period of twelve (12) years. The first payment on this note shall commence on the 15th day of Dec., 1991. On the date of the deed the buyer shall also execute an Installment Deed Note payable to the sellers in the principal sum of $10,000.00, plus* (see below)

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, we, DILIP D. PATEL and wife SUREKHA D. PATEL, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said SANMUKH G. PATEL and wife, GITAHEN S. PATEL and their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: BEING Lot No. 1 on the Plan of Rest Haven Motel, of record in Book 5200, page 414, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property as conveyed to DILIP D. PATEL and wife, SUREKHA D. PATEL, from MAHENDRA B. PATEL and wife, J. M. PATEL, as of Record in Book 7395, Page 173, Register's Office of Davidson County, Tennessee.

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 21,000.00 *

*11% interest and this said Installment Deed Note shall be due and payable including said interest in one lump sum on or before one year from the date of the execution of the said note.

The balance of $ _____ will be paid in cash from the buyer to the seller on the date of deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of Nov., 1991

My commission expires 7-24-93 (Affix Seal)

Notary Public

RECORDER'S NOTICE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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unimproved ( )
This is improved ( ) property, known as ..... (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 SANMUKH G. PATEL and wife, GITAHEN S. PATEL and their *(successors), 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 as set out on the preceeding page. Taxes for 1991 are prorated and assumed by the grantees, Sanmukh G. Patel and wife, Gitahen S. Patel.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sanmukh G. Patel and wife Gitahen S. Patel and 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 Sanmukh G. Patel and wife, Gitahen S. Patel *hereinafter referred to as trustors, hereby transfer and convey unto* James H. Hill, *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 $ 114,000.00 *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 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 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 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.

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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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 15 *day of* Nov, *19* 91.

6.3034.

IDENTIFICATION Nov 19 10 58 AM '91

Sanmukh G. Patel
(Buyer) SANMUKH G. PATEL

Gitahen S. Patel
(Buyer) GITAHEN S. PATEL

(Seller) DILIP D. PATEL

(Seller) SUREKHA D. PATEL

0564 11/19 0101 03CHECK 453.65

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me James A. Hall, *a Notary Public in and for said County and State,* SANMUKH G. PATEL and wife, GITAHEN S. PATEL, and DILIP D. PATEL and wife, SUREKHA D. PATEL *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 Madison *Tennessee, this* 15th *day of* Nov, *19*91.

James A. Hall *Notary Public*

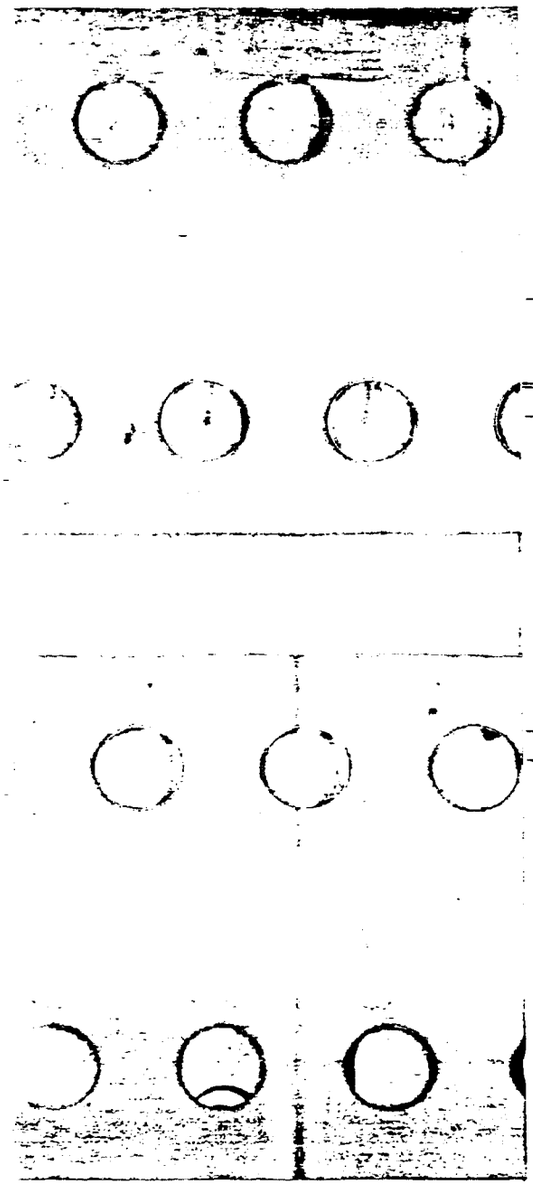
Commission expires 7-24-93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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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

CAMT 114000.00
MAMT 21000.00
CON TX 421.80
MOR TX 21.85
PRFEE 1.00
WDEED 9.00
TOTAL 453.65
CHECK 453.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0564

6.3034

IDENTIFICATION REFERENCE

Nov 19 10 58 AM '85

No. 477651