INSTALLMENT DEED

For and in Consideration of the sum of Seven Thousand Six Hundred Ninety Eight ----------($7,698.00)---------- Dollars,

of which none Dollars,

has been paid in cash by Willie Bell Winters

the receipt of which is hereby acknowledged, and for the remainder Seven Thousand Six Hundred Ninety Eight---------- Dollars,

the said Willie Bell Winters her assumes and agrees to pay the balance of a note in the amount of $5,583.02 owned by Fidelity Federal Savings & Loan Association of Nashville, Tennessee of record in Book 3513, page 43, Register's Office for Davidson County, Tennessee and for the balance amount of $2,114.98 the grantee hereinabove named has executed and delivered her single promissory real estate lien note in the principal amount of $2,114.98 payable at the rate of $11.00 per month until the note at Fidelity Federal Savings & Loan Association of Nashville will have been paid off under its terms at which time the payment on the $2,114.98 note shall increase to the sum of $65.00 per month; said $2,114.98 note is payable in installments as above stated on the 1st day of each succeeding month beginning May 1, 1965 and is payable at the office of J. B. Watson, Jr., 405 Stahlman Building, and is payable to the order of Elizabeth Watson and J. B. Watson, Jr.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Elizabeth Watson, a single person, and J. B. Watson, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Willie Bell Winters, her heirs and assigns,

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

Being the West 178.5 feet of the East 338 feet of the South 50 feet of Lot No. 18 on the Plan of Georgia Industrial Company's North Nashville Property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, the point of beginning, described as follows:

Beginning at a point in the west margin of 24th Avenue North, 150 feet south of the south margin of Burch Street; thence westerly 160 feet to a point which is the northwest corner of the property that was conveyed to Lewis A. Suttles and wife, by deed from Edwin B. Raskin and wife, of record in Book 2745, page 208, said Register's Office; and being the point of beginning of the description of this lot; thence continuing westerly 178.5 feet to a point in a wire fence which is 202.5 feet east of the right of way of the Tennessee Central Railroad; thence southerly 50 feet to the common line between Lots Nos. 6 and 18, said point being 177 feet east of the right of way of said railroad; thence with the line between Lots Nos. 6 and 18, north 77 east 178.5 feet to said Suttle's southwest corner; thence with his west line, northerly 50 feet to the point of beginning.

Being the same property conveyed to Elizabeth Watson and J. B. Watson, Jr. by deed from James A. Gurney, et ux, of record in Book_____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines.

Address new owner Willie Bell Winters, 2434 Underwood St., Nashville, Tennessee; send tax bills to Fidelity Federal Savings & Loan Association of Nashville, Tenn. This is Parcel No. 8D M10 12905 and is improved property known as 2434 Underwood, Nashville, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Willie Bell Winters, 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 as stated. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Willie Bell Winters 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 the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to me in hand paid, I, the said Willie Bell Winters

do hereby transfer and convey unto J. B. Watson, III, Trustee his 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 Willie Bell Winters 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 $ 6,500.00 until the notes herein secured are 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 and holder of said notes, as his interst may appear.

I 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 I 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 such payment.

Now, if I, the said Willie Bell Winters 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 I 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; if I fail to reimburse the Trustee or lawful owner and holder of said notes for all 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, 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. I 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. I 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 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 notes 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 Willie Bell Winters 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 J. B. Watson, III, Trustee, shall be vested in said successor.

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 Elizabeth Watson & J. B. Watson, Jr. and Willie Bell Winters hereunto set our hands at Nashville, Tennessee, this the 7th day of April 1965

Elizabeth Watson
J Watson
Willie Bell Winters

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Elizabeth Watson, J. B. Watson, Jr. and Willie Bell Winters

the 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 Tennessee, this 7th day of April, 1965

Commission Expires 4-28-1966

Edna S. Woods, Notary Public

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State. the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

INSTALLMENT DEED

FROM
Elizabeth Watson, et al

TO
Willie Bell Winters

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

7570 0

FELIX Z WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 8 10 00 AM '65

REC'D.
VER.
DEP. REG.

TOLLEY CO NASHVILLE

STATE TAX $ 1.15
PROBATE 50
TOTAL $ 1.65

APR 8 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 8 1965

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