Improved property at 1221 Sunnymeade Drive.
Mail tax statements to Herbert Polston at same address.

BOOK 4151 PAGE 47

Tax Parcel 15D 19915
Map 61-15
Par. 136

C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the Grantees herein, Herbert S. Polston and wife, Carrie Taymon Polston, the receipt of which is hereby acknowledged and for the further consideration that the Grantees herein assume and agree to pay the remaining unpaid balance of a note dated April 27, 1966, executed by the Grantors herein, Robert F. Sanders and wife, payable to Noel-Palmer Mortgage Company, Inc., for the original amount of $10,300.00, with interest as set forth in said note, both principal and interest payable $60.15 monthly, beginning June 1, 1966, and secured by a Deed of Trust of record in Book 4011, page 486, Register's Office for Davidson County, Tennessee, and upon certain conditions, as are hereinafter fully expressed, we, ROBERT F. SANDERS AND WIFE, JUDITH ANN SANDERS, have bargained and sold, and by these presents transfer and convey to the said HERBERT S. POLSTON AND WIFE, CARRIE TAYMON POLSTON, their heirs and assigns, the following lot or parcel of land to-wit:

> Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.
> Said Lot No. 74 fronts 50 feet on the north side of Sunnymeade Avenue and runs back between parallel lines, 140 feet to a dead line.
> Being the same property conveyed to Robert F. Sanders and wife, Judith Ann Sanders, by deed from Martin R. Curtis, Jr., and wife, as of record in Book 4011, page 485, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert S. Polston and wife, Carrie Taymon Polston, their heirs and assigns, forever.

And we do covenants with the said Herbert S. Polston and wife, Carrie Taymon Polston, that we are lawfully seized and possessed of sand land in fee simple; have a good right to convey it, and the same is unencumbered except as above stated.

AND NOW, in consideration of the premises; in order to conform to the agreement of grantees with the children of William E. Taymon, deceased, we, the said HERBERT S. POLSTON AND WIFE, CARRIE TAYMON POLSTON have bargained and sold and hereby transfer and convey to ERNEST W. BENZ, TRUSTEE, and his successors in trust, the property hereinabove described, upon the following uses and trusts, and none other:

STATE TAX $ 16.88
PROBATE 50
TOTAL $ 17.38

JUL 10 1967

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

PAID JUL 10 19

It is agreed by and between the said Carrie Taymon Polston and her husband, Herbert Polston, and William E. Taymon, Jr., Mary Elizabeth Taymon Keith, James Grant Taymon and Margaret Pauline Taymon York, the only children and heirs-at-law of William E. Taymon, deceased, that the sum of NINE THOUSAND FIVE HUNDRED AND NO/100 ($9500.00), is to be repaid to said children of William E. Taymon, deceased, upon the following terms and conditions:

1. Upon any sale of said property during the lifetime of Carrie Taymon Polston.

2. At the death of Carrie Taymon Polston if the property is not sold during her lifetime.

The Trustee, and his duly appointed successors are directed, authorized and empowered to sell said property at any time he is requested so to do, in writing, by the said Carrie Taymon Polston, at eitherprivate or public sale and upon such terms and conditions as she may fix and determine, provided, that no sale may be so made unless the net proceeds of the sale will be sufficient to pay said sum of $9,500.00 to said beneficiaries, their heirs or assigns, provided further, however, that sale upon such written request may be had in any event if a majority of said beneficiaries then living so agree, in writing, with the trustee, either by separate instrument or by joining in the trustee's deed.

If at any time, the said Carrie Taymon Polston and husband, Herbert Polston, default in payments of interest or principal of said presently existing indebtedness, then, and in that event, the trustee hereunder, or his successor, is authorized, empowered and directed to either refinance said existing indebtedness or sell said property at either private orpublic sale and upon such terms and conditions as he may determine, provided, he shall be requested so to do by any of the beneficiaries, in writing, and in the absence of such request, may act at his discretion.

Upon the death of Carrie Taymon Polston, the Trustee, will as soon as possible thereafter, sell said property provided a sufficient sum may be realized to pay said sum of $9500.00 to said beneficiaries from the net proceeds of sale and if this cannot be done the trustee is expressly authorized to convey said property to said beneficiaries in equal shares, or if so directed by a majority of them then living, may sell the property to the best advantage and divide the net proceeds ratably among the beneficiaries.

The trustee, subject to the limitations contained herein, is authorized and empowered to make, acknowledge for registration, and deliver all contracts and agreements, deeds, deeds of trust or mortgages.

If a sale is had during the lifetime of Carrie Taymon Polston, any balance of the net proceeds, after payment of said sum of $9,500.00, will be paid by the trustee to said Carrie Taymon Polston, and if sale is had after her death, any such balance will be paid to her husband, the said Herbert Polston.

Should any of said four children of William E. Taymon, Sr., be dead at the time the trustee is to make payment of said sum of $9500.00, to them, the share or interst of the said beneficiary or beneficiaries so dying will be paid to its executor or administrator, or if none, then to the person or persons entitled thereto under the laws of Tennessee relating to distribution of personal property of persons dying intestate.

No purchaser from the trustee, or a successor to him, shall be required to see to the application of the proceeds of any sale, but shall be required to see that compliance is had with the provisions of this instrument as to the making of the sale hereunder.

Any sale hereunder, unless otherwise specified may be made by the trustee upon such terms and conditions as he may fix and determine, and be either public or private and with or without advertisement.

In the event the said Ernest W. Benz fails or refuses to act as trustee, at any time when action hereunder is directed or required, or if he resign or die, or be unable to act for any reason, then in any of these events, then the said Carrie Taymon Polston, if living, and a majority of said beneficiaries may appoint a successor trustee by instrument in writing, signed by them and filed with the County Court Clerk for Davidson County, Tennessee, and if the said Carrie Taymon Polston be dead or for any reason be unable to execute said instrument, then such appointment of a successor trustee shall be made by a majority of said beneficiaries.

The said Carrie Taymon Polston and said beneficiaries, William E. Taymon, Jr. Mary Elizabeth Taymon Keith, James Grant Taymon and Margaret Pauline Taymon York, join in this instrument as evidence of their consent to and approval of the terms and provisions thereof.

IN WITNESS WHEREOF, the parties have hereunder set their hands this the 22nd day of June, 1967.

Robert F. Sanders
Robert F. Sanders

Judith Ann Sanders
Judith Ann Sanders

Carrie Taymon Polston
Carrie Taymon Polston

Herbert S. Polston
Herbert S. Polston

William E. Taymon, Jr.
William E. Taymon, Jr.

James Grant Taymon
James Grant Taymon

Mary Elizabeth Taymon Keith
Mary Elizabeth Taymon Keith

Margaret Pauline Taymon York
Margaret Pauline Taymon York

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me L. D. Richards, a Notary Public in and for said County and State, the within named Robert F. Sanders and wife, Judith Ann Sanders; Herbert S. Polston and wife, Carrie Taymon Polston; James Grant Taymon and Margaret Pauline Taymon York, the bargainors, 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, this 22nd day of June, 1967.

L. D. Richards
Notary Public

My Commission Expires: April 25, 1970

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me Robert R. Cox, a Notary Public in and for said County and State, the within named Mary Elizabeth Taymon Keith, the bargainors, 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 Houston, Texas, this 1 day of July, 1967.

Robert R. Cox
Notary Public

My Commission Expires: 6-1-69

STATE OF MISSISSIPPI
COUNTY OF Panola

Personally appeared before me Martha W. Darby, a Notary Public in and for said County and State, the within named William E. Taymon, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Batesville, Miss., this 29 day of June, 1967.

Martha W. Darby
Notary Public

My Commission Expires. 8-7-69

79312

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 11 11 58 AM '67

RECORDED: BOOK 116 PAGE 262

RECORDING FEE $ 6.00

DEP. REG.

PLEASE PUT IN TENN. TITLE P. O. BOX

REGISTERS OFFICE

C-197014