This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Sondra Dale Sigmon, Trustee

TO

Thomas D. Watson and wife, Rachael Watson

For draftsman's use
THIS INSTRUMENT PREPARED BY:
Lucien Dale, Attorney
330 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Watson and wife, Rachael Watson (NAME)	(Same) (NAME)	Map 42-1
1143 Hunters Lane (STREET ADDRESS OR ROUTE NUMBER)	(Same) (STREET ADDRESS)	Part of parcel 51
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(Same) (CITY) (STATE) (ZIP)	

B 3 4 7 4 2

IDENTIF. REFERENCE T

Oct 19 1 33 PM '71

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 1971.

Bernard B. Schiller
Notary Public

MY COMMISSION EXPIRES: Nov. 28, 1973
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Thirty-seven Thousand Five Hundred and No/100 ($37,500.00) DOLLARS of which $ 5,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed one promissory note of even date herewith, providing for the payment of $32,500.00 at $250.00 per month, including interest at 6%, the first payment to be paid on November 1st, 1971,

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,

Sondra Dale Sigmon, Trustee

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Thomas D. Watson and wife, Rachael Watson

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), in Nashville, Davidson County, Tennessee, and being part of parcel number 51, map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an auto axle in the easterly margin of Lot Number 24, Dalemere Subdivision, Section 2, of record in Book 2854, page 133, Register's Office for Davidson County; thence north 24°03' east 38.2' to a concrete monument at the dead end of a street right of way which runs easterly from Yoest Drive; thence continuing 50' to another concrete monument at the southeast corner of Lot Number 25 of the above cited subdivision; thence continuing in the same direction 132.33', 130.63', 129.4', and 49.94' from iron pin to iron pin with the easterly margins of Lots Numbers 25, 26, 27 and 28 respectively; thence continuing in the same direction approximately 65' to the southwest corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County; Thence with Watson's southerly line 190' to a point in an imaginary line formed by extending the southerly line of the Clements property; thence continuing easterly to the southwest corner of the property of Lorene S. Fuller (Formerly J.C. Clements); thence easterly with the southerly line of Fuller 210' to the westerly margin of Dickerson Road; thence southerly with said margin of said road 370' to the property line of Robert S. Weil, Jr.; thence westerly

This is unimproved (X) improved ( ) property, known as _____ Dickerson Road, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

SEE ATTACHED PAGE

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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 us in hand paid, we, the said grantees herein do hereby transfer and convey unto Lucien Dale Trustee, his 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 $ none 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 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 such 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 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 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, and 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 grantees, have hereunto set our hands this the 9th day of October 19 71.

Sondra Dale Sigmon, Trustee
Sondra Dale Sigmon, Trustee

Thomas D. Watson
Rachel E. Watson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Ashe

Personally appeared before me, Irma Liddle, a Notary Public in and for said County and State, the within named Sondra Dale Sigmon, Trustee

the bargainor, 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 Jefferson, North Carolina, ~~Tennessee~~, this 9th day of October, 19 71

Irma Liddle, Notary Public.

Commission expires June 2, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lucien Dale, a Notary Public of the State and County aforesaid, personally appeared Thomas D. Watson and Rachael E. Watson the bargainors with whom I am personally acquainted, and who, upon oath, acknowledged ~~them self~~ to be ~~the~~ ~~executed~~ ~~of the~~ the within instrument for the purposes therein contained, ~~the within named bargainor, a corporation, and that he as such~~, ~~being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as~~.

Witness my hand and seal, at office in Nashville, Tenn., this 9th day of Oct, 19 71.

Lucien Dale, Notary Public.

Commission expires May 10, 1975

WITH said property line south 87°12' west 259'; thence continuing with said property line north 86°15' west 255' to the auto axle at the point of beginning, containing 5.5 acres more or less.

Being part of the same property deeded to Sondra Dale Sigmon, Trustee, from A.B. Dale, Trustee, by Warranty Deed dated July 2, 1971, and of record in Book 4522, page 628, 629, and 630, Register's Office for Davidson County, Tennessee.

OCT 19[illegible]	CONV	37,500.00				
OCT 19[illegible]	MORT'G	32,500.00				
OCT 19[illegible]	S'TAX		A*	97.50		
OCT 19[illegible]	S'TAX		A*	30.50		
OCT 19[illegible]	PR'FEE		A*	.50		
OCT 19[illegible]	W'DEED		A*	6.00	*	134.50