INSTALLMENT DEED

For and in Consideration of the sum of Twenty Three Thousand Five Hundred---
----------($23,500.00)----------
Dollars,

of which Five Thousand-------($5,000.00)---------
Dollars,

has been paid in cash by Guy E. Bates

the receipt of which is hereby acknowledged, and for the remainder Eighteen Thousand Five Hundred----------($18,500.00)----------
Dollars,

the said Guy E. Bates has executed and delivered his single promissory real estate lien note in said amount payable $6,000.00 on December 1, 1973 together with 5% interest on the unpaid principal balance, $6,000.00 on December 1, 1974 with interest at 5% per annum on the unpaid principal balance, and finally the sum of $6,500.00 on December 1, 1975 with interest at 5% per annum on the unpaid principal balance. It is agreed that said note may be paid in full at any time by paying only the accrued interest.

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, I, C. S. Stanfield

have this day bargained and sold, and do hereby transfer and convey unto the said Guy E. Bates, his heirs and assigns,

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

Being a tract of land lying in the old 14th Civil District of Davidson County, Tennessee described according to an unrecorded plot survey made by Howard Greer in April, 1965 as follows:

Beginning at a point in the center of Whites Creek Pike and Bear Hollow Road; thence North 77° East 799 ft. to a point in the center line of Bear Hollow Road; thence South 89° 45' East 150 ft. to a point; thence South 3° East to the northerly edge of Bear Hollow Road to an iron pin; thence North 70° West 100 ft. to an iron pin; thence North 4° 30' West 382 ft. to a white oak; thence South 80° 45' West to a pile rock; thence North 23° 15' West 250 ft. to a point, the Southeast corner of the land heretofore conveyed to J. C. Stanfield by deed of record in Book 3102, page 623, R.O.D.C., Tennessee; thence along the Southerly line of the J. C. Stanfield 15 acre tract South 88° West 872 ft. to a point; thence South 22° East 200 ft. to a point; thence North 49° 55' East 188 ft. to a point in the center line of Whites Creek Pike; thence South 20° 15' East 193 ft. to a point in the center line of Whites Creek Pike; thence South 29° East 334 ft. to the point of beginning.

Being a part of the land conveyed to C. S. Stanfield and wife by deed from Bransford Realty Company of record in Book 917, page 134, Register's Office for Davidson County, Tennessee.

1972 Taxes have been prorated and are assumed by Grantee.

This is unimproved (X) improved ( ) property, know as Whites Creek Pike, Joelton, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Guy E. Bates, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Guy E. Bates 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 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 Guy E. Bates

do hereby transfer and convey unto J. B. Watson, Jr., 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 Guy E. Bates 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 $_____ 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 Guy E. Bates 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 Guy E. Bates 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, Jr., 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 C. S. Stanfield and Guy E. Bates hereunto set our hands at White Creek, Tennessee, this the 1st day of Dec. 1972

C. S. Stanfield

Guy E. Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Annie E. Reeves, a Notary Public in and for said County and State, the within named C. S. Stanfield and Guy E. Bates

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 White Creek Tennessee, this 1st day of Dec., 1972

Commission Expires Sept 5, 1976

Annie E. Reeves, 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 _____

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., 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 .....,

this ..... day of JUN 14 73 CONV. 19 . 23,500.00
JUN 14 73 MORT'G 18,500.00
JUN 14 73 S'TAX A* 61.10 , Notary Public.
JUN 14 73 S'TAX A* 16.50
Commission expires ..... JUN 14 73 PR'FEE A* .50
JUN 14 73 (over for additional acknowledgements) RDEED A* 8.00 * 86.10

INSTALLMENT DEED

FROM
C. S. Stanfield

TO
Guy E. Bates

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C 11243

IDENTIF. REFERENCE

JUN 14 3 11 PM '73

FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

YORLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy E. Bates (NAME)	Guy E. Bates (NAME)	Map 22
Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Union Hill Road (STREET ADDRESS)	Part of
Joelton, Tenn. (CITY) (STATE) (P. O. ZIP)	Joelton, Tenn. (CITY) (STATE) (ZIP)	Par. 81

THIS INSTRUMENT WAS PREPARED BY

J. B. Watson, Jr., Attorney
1119 Stahlman Building
Nashville, Tenn. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Dec 19 72.

Notary Public

MY COMMISSION EXPIRES: Sept 5 1976

(AFFIX SEAL)