This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

EMMA K. BATSON

TO

FRANK BARRETT AND WIFE, ALICE BARRETT

For draftsman's use

prepared by

Mr. Dodson Batson, Attorney
Pettus Road
Box 394
Antioch, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs. Frank Barrett (NAME)	Same (NAME)	181-71
118 B Pettus Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

960299

IDENTIF. REFERENCE

JUL 27 10 29 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$10,000.00 [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1975

[signature]
Notary Public

MY COMMISSION EXPIRES: ________

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Ten Thousand and no/100 - (10,000.00) - DOLLARS

of which $ 500.00 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 their one note of even date herewith in the original principal amount of $9,500.00, payable to the order of Emma K. Batson in monthly installments of $125.00 each, the first of which is due and payable on the 15th day of May, 1975, and thereafter a like amount on the 15th day of each succeeding month thereafter. Said payments to be applied first to payment of interest at the rate of 7% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full.

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,

EMMA K. BATSON

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

Frank Barrett and wife, Alice Barrett

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Tract #5, as shown on the unrecorded plat of the Dodson Batson property in the 5th Civil District of Davidson County, Tennessee, made by Stanford and Associates, dated June 27, 1974, described as follows:

BEGINNING at a point in the south margin of Pettus Road at a common corner of Tracts 4 and 5 on said survey; thence with said margin of Pettus Road, south 87 degrees 15' 30" East 145 feet to a point; thence south 3 degrees 20' 56" west 967.09 feet, a common corner of tracts 5 and 6; thence north 85 degrees 43' 34" west 44.78 feet to a point; thence north 79 degrees 15' 30" west 101.06 feet to a point; thence north 3 degrees 20' 56" east 951.82 feet to the point of beginning, containing 3.199 acres, more or less.
BEING part of the same property conveyed to Emma K. Batson, by deed from Melus Rhodes Dickinson, of record in Book 3641, page 497, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to the following restrictions:
No trailer house, Mobile Home or "move on" house will be built or permitted. No basement will be used as a residence until the residence is built thereon. No residence will be built with less than 1400 square feet of floor space.

This is unimproved ( ) / improved ( ) property, known as ________ (House Number) Pettus Road (Street) P. O. Address: ________ (City or Town) ________ (Postal Zone)

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 Jno. B. Cobb, 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. 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 $ insurable value 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 15th day of April 19 75.

Emma K. Batson

Frank Barrett

Alice Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma K. Batson, Frank Barett and wife, Alice Barrett the bargainor, 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 Tennessee, this 15 day of April, 19 75.

Notary Public.

Commission expires 11-4-78

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted and who, upon oath, acknowledged himself 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 himself as

JUL27 CONV 10,000.00
JUL27 MORT'G 9,500.00
JUL27 S'TAX B* 26.00
JUL27 S'TAX B* 7.50
JUL27 PR'FEE B* .50
JUL27 DEED B* 4.00 * 38.00

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires