Prepared by Chas. Warren Cobb
3231 Nolensville Rd

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Buschauer et ux (NAME:)	Peter Buschauer et ux (NAME:)	
Pettus Rd. 120A (STREET ADDRESS OR ROUTE NUMBER)	Pettus Road 120A Route #1 (STREET ADDRESS)	181
Route #1		73
Antioch, Tenn. 37013 (CITY) (P. O. ZONE) (STATE)	Antioch, Tennessee 37013 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-nine Thousand Five Hundred and 00/100---------- ($29,500.00)---------- *Dollars,*

of which Seven Thousand Five Hundred and 00/100---------- ($7,500.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-two Thousand and 00/100--------($22,000.00)---------- *Dollars,*

Peter Buschauer and wife, Sheila J. Buschauer

have executed

their promissory note in the amount of twenty-two thousand and 00/100 ($22,000.00) Dollars at interest of eight percent (8 %) per annum, payable in monthly installments of Two Hundred ten and 25/100 ($210.25) Dollars each, including interest, said monthly payments to begin 1st of May, 1977.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Wendell B. Watson and wife, Anita P. Watson

have this day bargained and sold, and do hereby transfer and convey unto the said Peter Buschauer and wife, Sheila J. Buschauer

their *(successors), heirs and assigns,*

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

A small tract of land in the 6th Civil District of Davidson County, Tennessee, being a part of the Dickinson Farm, as conveyed to S. J. Felts, Jr. by deed of record in Book 2145, page 581, Register's Office for said County, and being shown as Tract No. 1 on a plan of subdivision of L. B. Jones et al's Tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, November 4, 1953, and described according to a copy of said plan as follows:

Beginning at a point in the center line of Pettus Road, which is south 82°30' east 1016.2 feet from the northeast corner of the Colton Tract, being the common corner of Tracts 1 and 2 of the Jones Land; thence with the center line of Pettus Road South 82° 30' east 43.3 feet, and continuing with the same south 84° east 156.7 feet to a point; thence leaving said road south 4° west 511 feet to a point; thence north 87° 30' west 200 feet to the corner of Tracts 1 and 2; thence with the line between said tracts north 4° east 524 feet to the beginning, containing 2.37 acres, more or less.

Being property conveyed to Guy L. Watson by deed from L. B. Jones and J. G. Jenkins of record in Book 2204, page 285, said Register's Office. The said Guy L. Watson having since died leaving Wendell B. Watson as his only heir-at-law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 12 day of April, 1977.

Wendell B. Watson
Affiant

My commission expires: APR 6 1980 (Affix Seal)

Notary Public

APR 13	CONV	29,500.00		
APR 13	MORT'G	22,000.00		
APR 13	S'TAX		B* 76.70	
APR 13	S'TAX		B* 20.00	
APR 13	PR'FEE		B* .50	
APR 13	W'DEED		B* 6.00	* 103.20

unimproved ( )
This is improved (X) property, known as Pettus Road, Route 1, Antioch, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Peter Buschauer and wife, Sheila J. Buschauer *their (successors), 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peter Buschauer and wife, Sheila J. Buschauer *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Peter Buschauer and wife, Sheila J. Buschauer *hereinafter referred to as trustors, hereby transfer and convey unto* Charles C. Morrow, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $....., or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

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Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 12 *day of* April, *19* 77.

D98435

T
IDENTIF. REFERENCE

APR 13 10 05 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

Wendell B. Watson
Anita P. Watson
Peter Buschauer
Sheila J. Buschauer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles C. Morrow, *a Notary Public in and for said County and State,* Wendell B. Watson, Anita P. Watson, Peter Buschauer, and Sheila J. Buschauer

the within named 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 *Tennessee, this* 12 *day of* April, *19* 77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 6/6/80

Notary Public