INSTALLMENT DEED

For and in Consideration of the sum of Twenty Thousand---------- ----------($20,000.00)--------- Dollars, of which One Thousand---------($1,000.00)------- Dollars, has been paid in cash by Roy A. Wing and wife Ann G. Wing the receipt of which is hereby acknowledged, and for the remainder Nineteen Thousand--- ----------($19,000.00)--------- Dollars, the said Roy A. Wing and wife, Ann G. Wing have executed and delivered their single promissory real estate lien note payable to the order of Elizabeth Watson in monthly installments of $204.18 per month at 3805 Gallatin Road, Nashville, Tennessee, the first installment falling due on January 21, 1980 and a like sum on the 21st day of each succeeding month with interest at 10% per annum to be first deducted from each of said installment payments and the balance applied to principal until such note shall have been paid in full. It is understood that any number of said installments or the entire balance may be paid in full on any paying date without penalty.

~~all of said notes bearing interest, 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, Elizabeth Watson, a single woman

~~has~~ does ~~this~~ day bargained and sold, and ~~do~~ hereby transfer and convey unto the said Roy A. Wing and wife, Ann G. Wing, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 76 on the Map of Sharp & Horn's Second Addition to East Nashville, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Elizabeth Watson from Thomas Richard Morris and wife, Eheral Brown Morris by deed of record in Book 5039, page 339, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, know as 907 Joseph Avenue, Nashville, Tennessee
(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 Roy A. Wing and wife, Ann G. Wing, their 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 Roy A. Wing and wife, Ann G. Wing 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 Roy A. Wing and wife, Ann G. Wing

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.

We, the said Roy A. Wing and wife, Ann G. Wing

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 $16,000.00 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.

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 Roy A. Wing and wife, Ann G. Wing 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; if 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 trust 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 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 Roy A. Wing and wife, Ann G. Wing 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 Elizabeth Watson and Roy A. Wing and wife, Ann G. Wing hereunto set our hands at Nashville, Tennessee, this the 21 day of Dec., 1979

Zelma Irene May
Letter in fact for
Elizabeth Watson
Roy A. Wing
Ann G. Wing

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Zelma Irene May, to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Watson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument ~~for the purposes therein contained~~ as the free act and deed of the said Elizabeth Watson

Witness my hand and official seal at Tennessee, this 21st day of December, 1979

Edna S. Woods, Notary Public.

Commission Expires 4-18-1982

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Roy A. Wing and wife, Ann G. Wing

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, Tennessee this 21st day of December, 1979

Edna S. Woods, Notary Public.

Commission Expires 4-18-1982

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5547 PAGE 395

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 ....., 19 .....

....., Notary Public.

Commission expires .....

(over for additional acknowledgements)

INSTALLMENT DEED

FROM
Elizabeth Watson

TO
Roy A. Wing, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F 6 9 4 1 7

IDENTIF. REFERENCE

DEC 26 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TOBLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Wing, et ux (NAME)	Same (NAME)	82-3-67
907 Joseph Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail THIS INSTRUMENT WAS PREPARED BY

J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000.00

Roy A. Wing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1979.

Edna D. West
Notary Public

MY COMMISSION EXPIRES: 4-18-1982.

(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5547 PAGE 396

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00-	CO
			19000.00-	MO
			52.00	CO TX
			17.00	MO TX
			.50	PRFEE
			12.00	TDEED
	VD		12.00-	TDEED
			12.00	WDEED
				CHECK 81.50-
			3504A12/26/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69417

IDENTIF. REFERENCE

DEC 26 8 34 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 733192