File
#3

BOOK 6629 PAGE 87

Address New Owner:	Send Tax Bills to:	Map/Parcel
Ernest Guy Watson, etal Route 1, Mays Chapel Rd. Mt. Juliet, TN 37122	Same	Map 104-8 Par 306 22W-16075

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND DOLLARS AND NO/100 ($75,000.00), of which TWELVE THOUSAND DOLLARS AND NO/100 ($12,000.00), has been paid in cash by MICHAEL ALLEN WATSON, unmarried, the Grantee, the receipt of which is hereby acknowledged, and the said Grantee has this day assumed and agreed to pay one-half (1/2) of the unpaid principal balance in the amount of $36,356.42 of a deed of trust of record in Book 5549, Page 325, said Register's Office and for the remainder the said Grantee has executed his two promissory notes in the total principal sum of TWENTY-SIX THOUSAND SIX HUNDRED FORTY-THREE DOLLARS AND 58/100 ($26,643.58) payable to the order of Ernest Guy Watson, and given as part of the purchase money on the herein described property.

One note in the original principal sum of EIGHTEEN THOUSAND DOLLARS AND NO/100 ($18,000.00), payable on or before September 31, 1985, without interest.

One note in the original principal sum of EIGHT THOUSAND SIX HUNDRED FORTY-THREE DOLLARS AND 58/100 ($8,643.58) payable in 59 consecutive monthly installments of $114.23 each, including both principal and interest, interest being at the rate of 10% per annum on the unpaid principal sum and a 60th and final installment becoming due and payable on August 12, 1990 in the amount of the then unpaid principal sum plus any accrued interest. The first payment falling due on the 12th day of September, 1985 and continuing in consecutive monthly installments as aforesaid until both principal and interest are fully paid. Amounts paid will be credited to interest due; balance to unpaid principal sum.

All of said notes bearing interest from date as aforesaid, 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, ERNEST GUY WATSON, hereinafter referred to as GRANTOR, has this day bargained and sold, and does hereby transfer and convey a ONE-HALF (1/2) UNDIVIDED INTEREST in the herein-described real property unto the said MICHAEL ALLEN WATSON, unmarried, hereinafter referred to as GRANTEE, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 56 feet on the westerly one-half of Lot No. 54 on the Plan of O. B. Hayes Plan of record in Book 21, Page 87, Register's Office for said County.

Said Part of Lot No. 54 fronts 56 feet on the easterly margin of 17th Avenue South, formerly Addison Street and extends back between parallel lines, 152.5 feet, more or less, to an alley.

Being the same property conveyed to Ernest Guy Watson by deed from John E. Loiseau of record in Book 5892, Page 577, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in

Book 21, Page 87, said Register's Office, Joint Driveway Easement of record in Book 5547, Page 710, said Register's Office and to all applicable local government planning, building and zoning regulations.

Susan Watson, wife of Ernest Guy Watson, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Ernest Guy Watson, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This is improved property known as 1610 S 17th Ave., Nashville, TN.

TOGETHER WITH ALL the improvements, including fixtures, now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto, all of which shall be deemed to be a part of the property covered by this Installment Deed lien.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever, AND GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR further covenants and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

And now, for the purpose of better and more effectually securing the payment of said lien note(s), 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, the said GRANTEE does hereby transfer and convey unto TOM G. COLEMAN, JR., TRUSTEE, his successors and assigns, the real estate hereinbefore described, together with all the improvements, including fixtures, now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

GRANTEES further covenant and bind themselves, their heirs, assigns and representatives, to warrant and defend the title to said property to the said TOM G. COLEMAN, JR., TRUSTEE and his successors in trust, and his assigns, forever, against the lawful claims of all persons.

GRANTEES further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, to keep the improvements on said property in 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 this Installment Deed Lien or the terms thereof, or to 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 indebtedness, shall bear interest at the highest contract rate allowed by law from the date of payment and shall be and become a part of the indebtedness secured hereby.

FORBEARANCE by Trustee or the lawful owner or holder of the indebtedness secured herein, in exercising any right or

remedy hereunder, or any related right or remedy otherwise afforded by law, shall not be a waiver of, or preclude the subsequent exercise of any such right or remedy. The receipt by Trustee or the lawful holder and owner of said indebtedness of any past due installments under said indebtedness or any other late payments of the indebtedness shall not deprive Trustee or the lawful holder and owner of said indebtedness of the right to accelerate the maturity of the indebtedness or of any right of enforcement existing pursuant to the terms of this instrument. The procurement of insurance or the payment of taxes or other liens or charges by Trustee or the lawful holder and owner of said indebtedness shall not be a waiver of the right provided herein to accelerate the maturity of the indebtedness because of default hereunder.

Every right and remedy provided in this Installment Deed is distinct from and cumulative to every other right or remedy under this Installment Deed or afforded by law or equity. Every such right or remedy may be exercised concurrently, independently, or successively.

The Covenants and agreements herein contained and the rights arising hereunder shall inure to the benefit of the respective successors and assigns of Trustee and the lawful holder and owner of the indebtedness secured hereunder and shall be binding upon the respective successors and assigns of Grantee.

In the Event that any provision or clause of this Installment Deed or said indebtedness conflicts with any applicable law, the other provisions of this Installment Deed and said indebtedness shall be given effect as fully as possible without the conflicting provision, and to this end the provisions of the Installment Deed and said indebtedness are declared to be severable.

GRANTEE expressly agrees that the Trustee, or his successors, may execute the power of sale granted herein and the other powers and rights set forth herein without giving bond or taking oath. The Trustee shall not be liable to Grantee for any acts or omissions to act in the execution of his powers hereunder, except for such acts or omissions as constitute gross negligence or willful misconduct. Except in such instances of gross negligence or willful misconduct, neither the Trustee nor the lawful owner and holder of said indebtedness shall be obligated to provide an accounting of any funds received or disbursed in connection with the payment of the indebtedness or the administration and enforcement of equitable and statutory rights of redemption, exemption, or homestead, all rights arising by virtue of marriage, and all other similar exemptions and rights arising under or created by an applicable statute or judicial decision.

THE TERMS OF this Installment Deed Lien may be modified in whole or in part only by a written instrument signed by Grantee, Trustee and the lawful holder and owner of said indebtedness, and recorded in the Register's Office of the county in which this Installment Deed is recorded. Any oral agreement to modify this instrument shall be void and of no force and effect.

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 interest until the note(s) herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to the lawful owner and holder of the note or notes or to said Trustee, his successors and assigns, for the benefit of the lawful owner and holder of said note or notes, as his interest may appear. If at any time, Grantee fails to keep the property herein described

properly insured, the Trustee, his successors and assigns, or the holder of the note or notes herein secured may obtain fire insurance on said property and charge such sums to the balance of the note(s) herein secured.

NOW, IF THE Grantee (a) shall pay the indebtedness when due, according to its terms, (b) shall pay promptly all taxes, assessments, and other charges against the property when due, (c) shall keep up repairs, (d) shall keep the property insured as provided herein, (e) shall pay any and all other sums when due, as herein provided, and (f) shall otherwise perform all of the covenants and conditions contained herein, then this trust conveyance shall be of no further force or effect. In such case, the lawful holder and owner of said indebtedness shall execute and have recorded a Release of this Installment Deed Lien. Otherwise this trust conveyance shall remain in full force and effect, and, at the option of the lawful owner and holder of the indebtedness, all remaining unpaid indebtedness and all installments thereof, shall be due and payable at once, without notice, upon any of the following events of default:

a. Failure to pay said indebtedness, and all installments when due according to its terms;

b. Breach of any covenant or agreement contained in this Installment Deed, and not related to payment of said indebtedness, which breach is not cured within fifteen (15) days after written notice of such breach has been given to Grantee, and additionally, within any further period of time to cure which is actually given by the lawful holder and owner of said indebtedness provided Grantee commences its efforts to cure such default as soon as reasonably possible after notice;

c. If any obligor of the indebtedness secured hereunder makes a general assignment for the benefit of creditors, or files a voluntary petition in bankruptcy, or a petition for reorganization under the bankruptcy laws; or if a petition in bankruptcy is filed against any obligor; or if a receiver or trustee is appointed for all or any part of the property and assets of any obligor.

IN EVENT of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to the above named Trustee shall be vested in said successor.

IN ANY EVENT of default as set forth above, the lawful owner and holder of said indebtedness shall have the right to pursue all remedies available to them hereunder, at law or in equity. In addition, in the event of default, Trustee, or his successors in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) publications in any newspaper, daily or weekly, of general circulation, published in the county wherein the property is located, to sell the property, or any part thereof, at the front door of the Courthouse in said county to the highest bidder for cash, at public outcry, free from all legal rights of redemption, exemptions of homestead, dower, elective share, rights by virtue or marriage, and all other exemptions of every kind, all of which are expressly waived; the statutory right of redemption under Tennessee Code Annotated 66-8-101 has been expressly waived. The Trustee or his successors in trust is further authorized and empowered to execute and deliver a deed to the purchaser at such sale. The lawful holder and owner of said indebtedness may bid at any such sale. The purchaser at such sale shall be entitled to immediate possession of the property unpon the delivery to purchaser by Trustee of a deed for the property. Prior to such sale, Trustee may enter and

take possession of the property, in which case Trustee shall be accountable only for rents actually received by Trustee. In the event of sale hereunder, the proceeds will be applied by Trustee as follows:

FIRST - to pay all costs and charges of executing this trust, including attorneys' fees, Trustee's fees and expenses of any litigation which may arise on account of the execution and enforcement of this trust;

SECOND - to the payment of all land taxes which may be unpaid on said premises;

THIRD - to pay the indebtedness, or any balance thereof then remaining unpaid;

FOURTH - the remainder to be paid to such parties as are legally entitled to it.

IN THE EVENT of a sale of said property under and by virtue of this trust, Grantee and all persons holding under Grantee shall be and become tenants at will of the purchaser of the property from and after the execution and delivery of a deed to the purchaser, and shall pay the purchaser the reasonable rental value of the property after the sale. Said tenancy shall be terminated at the option of purchaser upon five (5) days' written notice.

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.

IN WITNESS WHEREOF, we, the said GRANTOR and GRANTEE, hereunto set our hands at Nashville, Tennessee, this the 12th day of August, 1985.

Michael Allen Watson
MICHAEL ALLEN WATSON

Ernest Guy Watson
ERNEST GUY WATSON

Susan Watson
SUSAN WATSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

David Coleman
AFFIANT

Subscribed and sworn to before me, this the 12th day of August, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988.

LINDA WORDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary

Public in and for County and State aforesaid, personally appeared Ernest Guy Watson and wife, Susan Watson, and Michael Allen Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this 12th day of August, 1985.

Linda Ulander
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 East Church St.
Brentwood, TN 37027

LINDA LONDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2 8 1 5 1

IDENTIFICATION REFERENCE

AUG 13 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6629 PAGE 93

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
			75000.00- CAPT.	
			26643.58- MAPT.	
			195.00 CSTAX	
			24.60 MSTAX	
			.50 PRFEE	
			18.00 TDEED	
		VD	18.00- TDEED	
			18.00 WDEED	
			CHECK	238.10-
		6948A08/13/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2815

IDENTIFICATION REFERENCE

AUG 13 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162914