INSTALLMENT DEED

For and in Consideration of the sum of Thirty Seven Thousand + 00/100 $37,000.00 Dollars,

of which $500.00 Five Hundred + 00/100 Dollars,

has been paid in cash by Vera C. Sweat a feme sole

the receipt of which is hereby acknowledged, and for the remainder $36,500.00

Thirty Six Thousand + Five Hundred Dollars,

the said Vera C Sweat has executed and delivered her single promissary Real Estate Lien note in the principal amount of $36,500.00 payable at the rate of $392.24 with interest at 10% per annum to be first deducted from each payment and the balance applied to principal. over a period of 15 years. Each note payable on the 15th day of each month. Beginning Dec. 15 1991

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, We J.B. Watson Jr. and wife Maryone C Watson

have this day bargained and sold, and do hereby transfer and convey unto the said Vera C Sweat, a feme heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee Being the westerly 60' of Lot no. 31 on the Plant of the W.A. Hygronemus addition of record in Book 161 Page 174 Register office of Davidson County, Tennessee to which plan reference is hereby made for a more Complete and accurate legal description, Being the same property Conveyed to J.B. Watson Jr. and recorded in the Book 8472 Page 125, Registers office in Davidson County, Tennessee.

It is understood the property is bought as is at the execution of the deed.

*Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 36500.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (✓) property, known as 942 W Shark Ave (House Number) (Street) Nashville (P. O. Address: City or Town) Tenn 37216 (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Vera C Sweat, her 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 said real estate to said Vera C. Sweat her 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 Vera C Sweat

do hereby transfer and convey unto Burl C Ferguson, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

and I, the said Vera C Sweat

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 the 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. not less than the amount of the principal indebtedness $40,000.00

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 Vera C. Sweat 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; and 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 Vera C. Sweat, her 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 Bert C. Ferguson, 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 J. R. Watson Jr and wife, Marjorie C Watson and Vera C. Sweat

hereunto set our hands at Nashville, Tennessee, this the 15 day of Nov. 1991

J. R. Watson Jr

Marjorie C. Watson

Vera C Sweat

BOOK 8491 PAGE 314

STATE OF TENNESSEE

Davidson **County**

Personally appeared before me, Joan M. Gallagher, a Notary Public in and for said County and State, the within named J. R. Watson Jr. and wife Marjorie C. Watson and Vera C. Sweat

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of Nov., 1991

Joan M Gallagher, Notary Public

Commission Expires Nov. 21, 1991

STATE OF TENNESSEE

_____ **County.**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

_____,

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

1253 11/21 0101 03CHECK 189-58

INSTALLMENT DEED

FROM John Dow Lockard

TO Vera C. Sweat

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

16. HD 00 1 12 NOV

REFERENCE

6.3.6.21

YOKLEY CO., NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vera C. Sweat (NAME)	Same (NAME)	83-1
942 West Shacklett Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	121
Nashville TENN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

J. B. Watson, Jr. atty
3805 Gallatin Rd.
Nash Tn. 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37060.00 J B Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Nov, 1991

Notary Public

MY COMMISSION EXPIRES: Nov 21, 1992

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8491 PAGE 316

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

CAMT 37000.00
MAMT 36500.00
CON TX 136.90
MOR TX 39.68
PRFEE 1.00
WDEED 12.00
TOTAL 189.58
CHECK 189.58

11/21/91 01 13:02 0001 1253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3 6.2 1.

IDENTIFICATION

Nov 21 1 00 PM '91

No. 478327