24008 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1006

FOR AND IN CONSIDERATION of the sum of ($750.00) SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

of which ONE HUNDRED AND NO/100 ($100.00) DOLLARS has been paid in cash by NELSON O.SMITH AND WIFE, RUBY P.SMITH, the receipt of which is hereby acknowledged, and for the remainder ($650.00) SIX HUNDRED FIFTY AND NO/100 ----- DOLLARS

the said NELSON O.SMITH AND WIFE RUBY P.SMITH HAVE EXECUTED THEIR ONE NOTE, BEARING EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF NASHVILLE TRUST COMPANY, IN THE AMOUNT OF SIX HUNDRED FIFTY AND NO/100 ($10.00) DOLLARS EACH. THE FIRST INSTALLMENT OF WHICH FALLS DUE ON OCTOBER 2ND,1936, AND THE OTHERS, DUE MONTHLY THEREAFTER RESPECTIVELY.

$650.00 payable in 65 monthly installments of

SAID $650.00 INTEREST PAYABLE MONTHLY

all of said notes bearing six per cent interest from date and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed NASHVILLE TRUST COMPANY, A CORPORATION CHARTERED UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, TENNESSEE, HAS

have this day, bargained and sold, and do hereby transfer and convey, unto the said NELSON O.SMITH AND WIFE, RUBY P. SMITH their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.45 ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION, AS OF RECORD IN BOOK 21, PAGES 84 AND 85 REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.45 FRONTS 35 FEET ON THE NORTHERLY SIDE OF GREEN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO NASHVILLE TRUST COMPANY, BY DEED FROM MRS. OLIVIA W. SHARPE, OF RECORD IN BOOK 996, PAGE 685, SAID REGISTER'S OFFICE.
TAXES FOR THE YEAR 1936, ON THE HEREIN DESCRIBED PROPERTY, PRO RATED AS OF EVEN DATE HEREWITH, BY AND BETWEEN THE GRANTOR AND GRANTEES, AND ASSUMED BY THE GRANTEES.

I declare that I am the true and lawful owner of the property conveyed by the within instrument and that the actual consideration for the same is as stated in the instrument.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said NELSON O.SMITH AND WIFE, RUBY P. SMITH, THEIR heirs and assigns, forever, NASHVILLE TRUST COMPANY, A CORPORATION AS AFORESAID covenants that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT AS SET OUT.

NASHVILLE TRUST COMPANY, A CORPORATION AS AFORESAID further covenants and binds ITSELF, ITSSUCCESSORS and representatives, to warrant and forever defend the title to said real estate to said NELSON O.SMITH AND WIFE, RUBY P. SMITH, 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 nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE , the said NELSON O.SMITH AND WIFE, RUBY P.SMITH DO HEREBY TRANSFER AND CONVEY UNTO CHAS. NELSON, AS PRESIDENT OF THE NASHVILLE TRUST CO, A BANKING CORPORATION OF NASHVILLE, TENNESSEE, AND HIS SUCCESSORS IN OFFICE AS Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.