NUMBER 20087 RECORDED FEBRUARY 3RD, 1945

N.B. HAYSS --------TO---- LAVERTE C.SMITH

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND & NO/100 ($15,000.00) DOLLARS

of which THREE THOUSAND & NO/100 ($3,000.00) DOLLARS has been paid in cash by

LAVERTE C.SMITH AND WIFE MARY THOMAS SMITH , the receipt of which is hereby acknowledged, and for the remainder

TWELVE THOUSAND AND NO/100 ($12,000.00) DOLLARS

the said LAVERTE C. SMITH AND WIFE MARY THOMAS SMITH, HAVE EXECUTED ONE(1) NOTE IN THE

PRINCIPAL SUM OF TWELVE THOUSAND ($12,000.00) DOLLARS, DATED FEBRUARY 1,1945, PAYABLE

TO THE ORDER OF N.B.HAYS. SAID NOTE IS PAYABLE IN ONE HUNDRED EIGHTY (180) EQUAL

MONTHLY INSTALLMENTS OF EIGHTY - EIGHT & 80/100 ($88.80) DOLLARS EACH, WHICH INCLUDES

PRINCIPAL AND INTEREST AT THE RATE OF 4% THE FIRST INSTALLMENT BEING DUE ON THE

FIRST DAY OF MARCH 1945, AND EACH SUCCEEDING INSTALLMENT ON THE FIRST DAY OF EACH MONTH

RESPECTIVELY, THEREAFTER PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY

INSTALLMENTS OR THIS NOTE MAY BE PAID IN FULL ON ANY PAYING DATE,

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 I, N.B. HAYS UNMARRIED

have this day bargained and sold, and do hereby transfer and convey, unto the said LAVERTE C.SMITH AND WIFE MARY THOMAS SMITH THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.1 PART OF LOT NO.2 AND A PART OF THE RIGHT OF WAY OF THE OVERLAND RAILWAY COMPANY ON THE PLAN OF THE WAVERLY LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 94, AND ALSO OF RECORD IN BOOK 843, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO.1 PART OF LOT NO.2 AND SAID PART OF THE RIGHT OF WAY OF THE OVERLAND RAILWAY COMPANY FRONT 160 FEET 6 INCHES ON THE EASTERLY SIDE OF 8TH AVENUE SOUTH, AS WIDENED, FORMERLY SPRUCE STREET AND RUN BACK BETWEEN PARALLEL LINES 172 FEET 3 INCHES ON THE NORTHERLY LINE WITH THE SOUTHERLY MARGIN OF A 15- FOOT ALLEY AND 172 FEET 3 INCHES ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF WEDGEWOOD AVENUE TO A DEAD LINE MEASURING 160 FEET 6 INCHES THEREON.
BEING THE SAME PROPERTY CONVEYED TO N.B. HAYS BY DEED FROM H.G. HILL REALTY COMPANY OF RECORD IN BOOK 1142, PAGE 561, SAID REGISTER'S OFFICE
THE ABOVE CONVEYANCE IS MADE SUBJECT TO A LEASE WITH THE GULF REFINING COMPANY OF RECORD IN BOOK 1013, PAGE 32, R.O.D.C. TENNESSEE WHICH HAS BEEN TRANSFERRED AND ASSIGNED TO THE PURCHASERS HEREIN LAVERTE C.SMITH AND WIFE MARY THOMAS SMITH.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 9 day of May 1950.

Attest: L. P. Walker DEPUTY REGISTER — Lawrence Union Bk. Harry Thompson authorized agent

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LAVERTE C.SMITH AND WIFE MARY THOMAS SMITH heirs and assigns, forever, I, covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT TAXES FOR 1945 WHICH HAVE BEEN PRO RATED AS OF 2/1/45 & PAYMENT ASSUMED BY PURCHASERS I, further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said LAVERTE C.SMITH AND WIFE MARY THOMAS 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 LAVERTE C.SMITH AND WIFE MARY THOMAS SMITH

do hereby transfer and convey unto W.H. CRISWELL , 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.