SEND TO: JAMES E. SMITH. TAX BILL TO:
1964 AIKMAN DR.
NASHVILLE, TENN.

FORM 1068 **INSTALLMENT DEED** SAME

BOOK 3913 PAGE 452

FOR AND IN CONSIDERATION OF the sum of Two Thousand, Six Hundred ($2,600.00) DOLLARS

of which $ 500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder ~~XXXXXXXXXXXX~~ of Two Thousand, One Hundred ($2,100.00) Dollars, the said grantees have executed their promissory note of even date herewith payable to the order of Andrew Ewing, Trustee, which note is payable in ten (10) quarterly installments of Two Hundred ($200.00) Dollars each, the final installment being in the amount of One Hundred ($100.00) Dollars with interest on the unpaid principal balance at the rate of six (6%) percent per annum due and payable quarterly and contemporaneously with said installment payments, with privilege of prepayment at anytime with interest to date and without penalty,

MAP 147-14
PAR 182 m.p

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

I, Andrew Ewing, Trustee, acting pursuant to the powers set forth in a deed of record in Book 3852, page 653, Register's Office for Davidson County, Tenn.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto James E. Smith and wife, Wanda Lee Smith,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 93, McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 80.0 feet on the westerly side of West Crest Drive, and extends back between lines 122.3 feet on the northerly line and 154.8 feet on the southerly line, to a line in the rear on which it measures 86.2 feet.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from Peerless Properties, Inc., of record in Book 3852, page 653, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants dated March 30, 1965, of record in Book 3882, page 846, Register's Office for Davidson County, Tenn.

2. The Plan of record in Book 3700, page 5, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from West Crest Drive, and an easement for public utility purposes along the rear line of said lot, and an easement for a sewer line along the northerly and westerly rear line.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their 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 the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons. I, myself, my successors and assigns, insofar as I, as Trustee, am authorized so to do, but not otherwise.

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 grantees herein do hereby transfer and convey unto F. Clay Bailey, 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 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 full insurable value of $ _____ 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. 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 grantees, 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; 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 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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

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.

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 grantors and grantees, have hereunto set our hands this the 27 day of May 1965.

James E. Smith — Andrew Ewing, Trustee

Wanda Lee Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 27th day of May 1965.

Commission Expires 10-25-67 — Betty Poage, Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia L Murphree, a Notary Public in and for said County and State, the within named James E. Smith and wife, Wanda Lee Smith, 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 27th day of MAY, 1965.

Virginia L Murphree
Notary Public

My comm. expires: My Commission Expires April 27, 1969

STATE TAX $ 3.30
PROBATE .50
TOTAL $ 3.80

R. E. CORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUL 19 1965
PAID JUL 19 1965

INSTALLMENT DEED

FROM
ANDREW EWING, TRUSTEE

TO
JAMES E. SMITH, ET UX
WANDA LEE SMITH

Attorneys Title Company
Titles Guaranteed

89256

NASHVILLE, TENN.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 19 1 08 PM '65
NOTE BOOK 112 PAGE 66
RECORDING FEE 2.75
DEP. REG.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3.30 THREE DOLLARS THIRTY CENTS

Deed Prepared By:
BAILEY, EWING, DALE & BAILEY, Attys.
710-19 Nashville Trust Building
Nashville, Tennessee 37201