Prepared by: Earl Thompson, attorney at Law, 115 Nashville Bank & Trust Building, Nashville, Tennessee

Installment Deed

BK 4044 PAGE 150

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horrace Lee Smith, et.ux	SAME	112-3535C
(NAME) Marthonna Drive	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) SAME	
(CITY) (P. O. BOX) (STATE)	(CITY) (STATE)	

FOR AND IN CONSIDERATION of the sum of eighteen thousand, five hundred and 00/100 ($18,500.00) *Dollars,*

of which three thousand and 00/100 ($3,000.00) *is paid in cash* *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder fifteen thousand, five hundred and 00/100 ($15,500.00) *Dollars,*

Horrace Lee Smith and wife Catherine Smith *have executed*

and delivered their vendors lien note bearing date of August 1, 1966 payable to the order of Ernest Clay and wife Effie J. Clay which is payable in installments of $111.14 each which includes interest at the rate of 6% per annum which has been amortized and interest is included in each of said payments. The first of said payments being due on or before September 1, 1966 and a like payment in said monthly amount is due on or before the first day of each succeeding month thereafter until said note has been paid in full. Said note will be paid at the residence of Ernest Clay or any other place that he may designate.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Ernest Clay and wife Effie J. Clay

have this day bargained and sold, and do hereby transfer and convey unto the said Horrace Lee Smith, and wife Catherine Smith and their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 24 on the Plan of Morning View Subdivision, Section III, of record in Book 2083, page 112, Register's Office for said County, and described as follows:
BEGINNING at a point on the westerly margin of Marthonna Road, at the common corner of Lots 24 and 50; thence with the line between said lots, westwardly 150 feet to a point; thence northwestwardly 128.1 feet to a point on the easterly margin of Graycroft Avenue; thence with the margin of said Avenue, northeastwardly 180.11 feet to the beginning of a curve; thence around said curve eastwardly 31.42 feet to the southerly margin of Marthonna Road; thence with said Road, southeastwardly 37.09 feet, and continuing with the margin of said Road, southeastwardly and southwardly, along a curve, 263.18 feet to a point, and continuing with said Road, southwardly 4.78 feet to the beginning.

Being the same property conveyed to Ernest Clay and wife, Effie J. Clay, be deed from A. J. Coleman and wife, of record in Book 2396, page 135, said Register's Office.

Taxes for the year 1966 have been pro rated as of the date of this Deed and therefore will be paid by the purchasers herein.

This is improved (X) property, known as .... (House Number) Marthonna Drive, (Street) Madison, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Horrace Lee Smith and wife Catherine Smith - and their *(successors), heirs and assigns forever.* grantors *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Ernest Clay and wife Effie J. Clay *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Horrace Lee Smith and wife Catherine Smith - and their *(successors), 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said we, Horrace Lee Smith and wife Catherine Smith - *hereinafter referred to as trustors, hereby transfer and convey unto* Earl Thompson*, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors 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 the sum of $15,500.00*, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.*

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good 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, or 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 appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed 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 indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the holder in order of the next maturing notes, 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 above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF the parties to this instrument have signed their names, ~~or caused their names to be signed hereto by their duly authorized officers~~ on this the 1st day of August, 1966.

Ernest Clay
Ernest Clay
Effie J. Clay
Effie J. Clay

Horrace Lee Smith
Horrace Lee Smith
Catherine Smith
Catherine Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B B Wells, a Notary Public in and for said County and State, Horrace Lee Smith and wife Catherine Smith with Ernest Clay and wife Effie J. Clay - - - - - - - - - - - - - - - -

the within named 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 Old Hickory, Tennessee
this 1 day of Aug, 1966.

B B Wells Notary Public

Commission expires 2-1-70

STATE OF .....

COUNTY OF .....

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named bargainor ...., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

STATE TAX $ .....
PROBATE 50
TOTAL $ .....

Witness my hand and official seal at ..... *this* ..... *day of* ....., *19* .....

AUG 5 1966

..... *Notary Public*

Commission expires .....

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

PAID AUG 5 - 1966

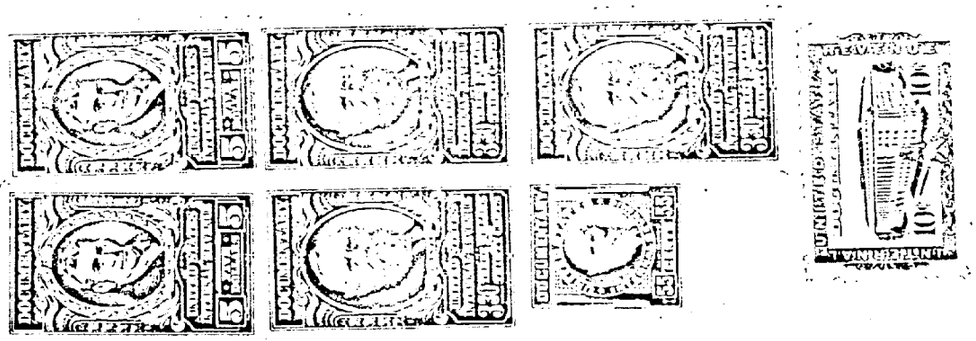
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporatoin by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....



INSTALLMENT DEED

FROM Ernest Clay, ET. UX.

TO Horrace Lee Smith, ET. UX.

55'07

38736

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 8 10 11 AM '66

NOTED, COPY 114 PAGE 418
RECORDING FEE $ 2.50
DEP. REG. .....

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
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S. W. Cor. Third & Union
NASHVILLE, TENNESSEE