FORM 1695

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FOR AND IN CONSIDERATION OF the sum of $10.00

TEN AND NO/100-- DOLLARS

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~thXXXXXXXXXXXXXXXX~~ Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged andfor the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated February 7, 1958, executed by Dan A. Thweatt and wife, payable to Mid-South Mortgage Corporation, for the original amount of $11,700.00, with interest at 5¼% per annum, both principal and interest payable $70.20 monthly, beginning April 1, 1958, final May 1, 1983, and secured by a Deed of Trust of record in Book 2688, page 355, said Register's Office, and for the remainder the said Grantees herein have executed their one principal note of even date herewith, payable to Robert C. Holt and wife, for the wum of $2,496.65, with interest at 6% per annum, both principal and interest payable $25.00 monthly, beginning June 1, 1967, said payments to be applied first to payment of interest on the principal sum or so much thereof as shall from time to time remain unpaid and the balance to be applied to payment of principal until the entire amount is paid in full.

STATE TAX	$ 2040	STATE TAX	$ 49
PROBATE	.50	PROBATE	.50
TOTAL	$ 2090	TOTAL	$ 99

Map 42-12
Par. 38

MAY 16 1967 PAID MAY 16 1967 MAY 16 1967

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

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COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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,

we, ROBERT C. HOLT AND WIFE, MARY ALICE C. HOLT

PAID MAY 16 1967

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

JAMES RAY PRITCHETT AND WIFE, DORIS M. PRITCHETT

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

Being the easterly one-half of Lot No. 32 and all of Lot No. 33 on the Map of W. W. Gray Plan of Lots,as of record in Book 974, page 22, Register's Office for said County.

Said part of Lot No. 32 and all of Lot No. 33 front together 150 feet on the southerly side of Pima Road, formerly Walnut Avenue, and run back 144.5 feet more or less on the westerly line and 146 feet on the easterly line to a dead line, measuring 150 feet thereon.

Beingthe same property conveyed to Robert C. Holt and wife, Mary Alice C. Holt, by deed from Dan A. Thweatt and wife, as of record in Book 2957, page 19, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is improved property located at 503 Pima Road, Madison, Tennessee, being Tax Parcel 11D-34140. Send Tax Statements to: First Federal Savings and Loan Association, 4th and Union Street, Nashville, Tennessee.

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.

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 L. M. Nelson 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 sum of 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. 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 advise 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 10th day of May 19 67

Robert C. Holt — James Ray Pritchett

Robert C. Holt — James Ray Pritchett

Mary Alice C. Holt — Doris M. Pritchett

Mary Alice C. Holt — Doris M. Pritchett

STATE OF ~~ALABAMA~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert C. Holt, one of the bargainors, 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 Madison, Tennessee this 13th day of May 19 67.

Commission Expires: October 24, 1970. Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me L. D. Richards, a Notary Public in and for said County and State, the within named Mary Alice C. Holt and James Ray Pritchett and wife, Doris M. Pritchett, 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 10th day of May, 1967.

Commission Expires: April 25, 1970

L. D. Richards
NOTARY PUBLIC L. D. Richards

INSTALLMENT DEED
C-19627 mds

FROM
ROBERT C. HOLT, ET UX

TO
JAMES RAY PRITCHETT, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this ____ day of ____ A. D. 19__
at ____ o'clock ____ M.,
Noted in Book ____ Page ____
Recorded in Book 4131 Page 953
Recording Fee 1.10
Dep. Rec. .50
By ____ D.C.
FELIX Z. WILSON, Register
DAVIDSON COUNTY
STATE OF TENN.
Published by Dept. Reg.

TENNESSEE TITLE COMPANY

PLEASE PUT IN TENN. TITLE CO. BOX
REGISTERS OFFICE