INSTALLMENT DEED

New Owners: Mr. Robert L.Smith
945 Colfax Drive
Nashville, Tennessee

Tax Notices to
Kimbrough-Kavanaugh
416 Union St.
Nashville, Tenn.

For and in Consideration of the sum of (11,950.00)

Eleven Thousand Nine Hundred Fifty and no/100 Dollars,

Map 108-2
Pc 154
pp

of which Five Hundred($500.00) Dollars,

has been paid in cash by Robert L.Smith and wife, Beatrice J. Smith

the receipt of which is hereby acknowledged, and for a part of the remainder the said Robert L.Smith and wife, Beatrice J.Smith have assumed and agreed to pay the balance of a loan to Kimbrough-Kavanaugh in the approximate unpaid balance of $9,732.00 secured by Deed of Trust of record in Book 2620, page 575, Register's Office for Davidsn County, Tennessee, and for the remaining Seventeen Hundred Fifty($1,750.00)Dollars the said Robert L.Smith and wife, Beatrice J.Smith have executed thier note for that amount, of even date herewith payable to O.W.Cooper in monthly installments of Twenty Five($25.00) Dollars including interest at the rate of 6% per annum. First payment to commece on the First Day of August,1967. Out of each installment the interest will first be deducted and the balance applied on the principal.
It is understood and agreed that the property will not be transferred until this note is paid in full and any attempt to try to convey same will, at the option of the holder of said note cause the entire balance to become due and payable,

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 fees, a lien is expressly retained on the land herein conveyed, We, O.W.Cooper, Jr. and wife, Helen B.Cooper

have this day bargained and sold, and do hereby transfer and convey unto the said Robert L.Smith and wife, Beatrice J.Smith, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 51 on the Plan of Happy Acres Subdivision, of record in Book 2331, page 63, Register's Office for said County, as follows:

BEGINNING at a point in the easterly margin of Colfax Drive at the common corner of Lots Nos. 51 and 52; thence in a northerly direction along said margin of Colfax Drive 75 feet to a point at the beginning of a curve; thence in a northeasterly dircetion 38.17 feet around said curve to a point in the southerly margin of Harper Place; thence in a easterly direction 115 feet to apoint in the southerly margin of Harper Place; thence in a southerly direction 107.1 feet to a point; thence in a westerly direction 125 feet to the beginning.

Being the same property conveyed to O.W.Cooper,Jr. and wife, Helen B.Cooper by deed from Herbert David Hale and wife, of record in Book 3536, page 467, said Register's Office.

Escrow account transferred to Purchasers with assumption of taxes and insurance.

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Robert L.Smith and wife, Beatrice J.Smith, 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 said real estate to said Robert L.Smith and wife, Beatrice J. 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 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 Robert L.Smith and wife, Beatrice J.Smith

do hereby transfer and convey unto Dodson Batson, 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 Robert L.Smith and wife, Beatrice J.Smith

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 interst 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 Robert L.Smith and wife, Beatrice J.Smith 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 trust 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 Robert L.Smith and wife, Beatrice J.Smith 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 Dodson Batson, Trustee, shall be vested in said successor.

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 O.W.Cooper, Jr. and wife, Helen B.Cooper and Robert L.Smith and wife, Beatrice J.Smith hereunto set our hands at Nashville, Tennessee, this the 30 day of July 1967

Robert L Smith

Beatrice J Smith

O W Cooper Jr

Helen B. Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wendell Van Cooper, a Notary Public in and for said County and State, the within named O.W.Cooper, Jr. and wife, Helen B.Cooper and Robert L.Smith and wife, Beatrice J.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 30 day of July, 1967

Commission Expires Nov. 8, 1967.

Wendell Van Cooper, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____ this _____

day of _____, 19____

_____, Notary Public.

Commission Expires _____

BOOK 4161 PAGE 200

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

COOPER REALTY CO.
$11,950.00 945 Antioch

INSTALLMENT DEED

FROM
O.W.COOPER, JR. ET UX

TO
ROBERT L. SMITH, ET UX

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

83840

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 14 11 27 AM '67
NOTES BOOK 1126 PAGE 118
RECORDING FEE $ 6.00
DEP. REG. 3

P.F.A. 14
COOPER ACCT.
COOPER REALTY CO.

STATE TAX $ 17.50
PROBATE
TOTAL $ 17.50

AUG 14 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

NO STATE TAX DUE
AUG 14 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 14 1967