This Instrument was prepared by B. R. Kennedy, Jr., Attorney, Stahlman Building, Nashville, Tennessee

FORM 1008

INSTALLMENT DEED

BOOK 4194 PAGE 526

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Lillie Mai Blakely Smithson	SAME	16W 14780
(NAME:)	(NAME:)	
751 Alloway		Map 105-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		Par. 209
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION OF the sum of SIX THOUSAND NINE HUNDRED FIFTY AND NO/100 - ($6,950.00) - - - - - - DOLLARS

of which $ 350.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantee has assumed and agreed to pay the unpaid balance of a first mortgage held by Fidelity Federal Savings & Loan Association of Nashville. Said first mortgage is recorded in Book 3895, page 525, R.O.D.C., Tenn., with said balance as of November 15, 1967 being $4,036.00 and said monthly payments being $37.98 per month, and for the remainder, Mrs. Lillie Mai Blakely Smithson has executed her one promissory note in the amount of Two Thousand Five Hundred Sixty-Four and No/100 Dollars ($2,564.00) payable to the order of Residential Investments, Inc. payable in monthly installments of Seventeen and 72/10 0 Dollars ($17.72) as follows: namely, on the first day of January: 1968 the sum of Seventeen and 72/100 Dollars ($17.72) and thereafter a like amount on the first day of each succeeding month thereafter to be applied first to the payment of interest at the rate of 6% per annum on the unpaid principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to payment of the principal until the entire amount, both principal and interest has been paid in full.

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, Residential Investments, Inc.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Mrs. Lillie Mai Blakely Smithson, for her sole and separate use

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

Being Lot No. 19 on the Map of Matilda Alloway's Subdivision of Lot No. 5 of the Horton Plan, as of record in Book 161, page 143, Register's Office for said County.

Said Lot No. 19 fronts 43 feet on the southerly side of Alloway Street and extends back between parallel lines 135 feet to an alley.

Being the same real property conveyed to Residential Investments, Inc. by deed from Fidelity Federal Savings & Loan Association of Nashville, of record in Book 3895, page 507, R. O. D. C., Tennessee

It is agreed that if any default shall occur in the indebtedness secured by the instrument of record in Book 3895, page 525, Register's Office for Davidson County, Tennessee, the holder of the debt herein secured may either declare said debt due and payable or he may advance such payments as may be in default on the above mentioned mortgage and charge or treat the same so advanced as a part of the debt herein secured.



This conveyance is made subject to the following: 751 Alloway, Nashville, Tenn. 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Dewey W. Pedigo 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 $ 6,000.00 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 27th day of November 1967.

Lillie Mai Blakely Smithson

ATTEST: RESIDENTIAL INVESTMENTS, INC.

J. R. Freeman — Treasurer
STATE TAX $ 1043
PROBATE .50
TOTAL $ 1043

Brent Hurd — President
STATE TAX $ 56
PROBATE .50
TOTAL $ 1.06

DEC 4 1967 PAID DEC 4 - 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

DEC 4 1967 PAID DEC 4 - 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillie Mai Blakely Smithson one of S..., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 1967

Commission Expires May 18, 1968 — Edith H. Dempsey, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brent Hurd and J. R. Freeman, with whom I am personally acquainted and who upon { their oaths } acknowledged { themselves } to be the President and Treasurer respectively of the Residential Investments, Inc. the within named bargainor, a corporation, and that { they } as such President and Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Brent Hurd as such President and attesting the same by the said J. R. Freeman as such Treasurer

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 28th day of November, 1967

My commission expires Feb. 15, 1970 — Hazel M. May, Notary Public

INSTALLMENT DEED

FROM Residential Investments, Inc.

TO Mrs. Lillie Mai Blakely Smithson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

98466

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 4 11 12 AM '67
NOTED: BOOK 117 PAGE 783
RECORDING FEE $ 3.00
DEP. REG. C

Mail to - Residential Investments Corp.
1235 Hermitage Ave.
Nashville, Tenn. 37201