This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM
Clinton W. Peden and wife, Helen K. Peden

TO
Hansel Jones and wife, Onice Jones

For draftsman's use

This Instrument was prepared by Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hansel Jones et ux (NAME)	First and Mid - South Mortgage (NAME) Company, Inc.	Map 94 - 1
606 Village Court (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 282
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$8,800.00 Hansel Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Sept 19 68.

Notary Public

MY COMMISSION EXPIRES: Dec 21 '71

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Eight Thousand Eight Hundred and No/100 ($8,800.00) 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 grantees assume and agree to pay an unpaid balance on an existing loan in the amount of $7,694.24, payable to First and Mid - South Mortgage Company, Inc. in monthly installments of $63.00 per month, payments being due on the first of each month, beginning October 1, 1968, and for the remaining balance the Grantees have executed their one promissory note of even date herewith payable to the order of ourselves in the amount of $755.76, repayable in monthly installments as follows, namely: On the first day of October, 1968 the sum of $25.00 and thereafter a like amount on the first day of each succeeding month. Said payments to be applied first to payment of interest at the rate of 6% per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, 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,

Clinton W. Peden and wife, Helen K. Peden

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

Hansel Jones and wife, Onice Jones

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

Land in Davidson County, Tennessee, being the east part of Lot No. 416 on the Map of Edgefield Land Company's 4th Subdivision, of record in Book 57, page 153, Register's Office for said County, a part of an alley in the rear of Lot No. 416, which was closed by City Ordinance No. 57 - 417 of the Ordinances of the City of Nashville; and a part of a reserved strip lying east of Lot No. 416 and east of said alley, as shown on the Plan of Shelby Village No. 2, as of record in Book 1835, page 48, said Register's Office and described according to a survey dated Sept. 3, 1960, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the present west margin of Village Court, at an iron pin opposite the easterly corner of Lots Nos. 415 and 416 of said Edgefield Land Company's Subdivision; thence westerly along the line of said lots, if extended, and along said line, 125.6 feet to an iron pin; thence southerly 50 feet to an iron pin in the line between Lots Nos. 416 and 417; thence with the line between said lots, and along said line, extended, easterly 125.6 feet to an iron pin in the west margin of Village Court; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to H. & W. Builders, Inc., by deed from Donald Smith and wife, of record in Book 3221, page 417, said Register's Office.

This is unimproved ( ) improved (X) property, known as 606 (House Number) Village Court (Street) Nashville, Tennessee 37206 (P. O. Address: City or Town) (Postal Zone)

Being the same property conveyed to Clinton W. Peden and wife, Helen K. Peden by deed from H. & W. Builders, Inc., of record in Book 3223, page 291, Register's Office for Davidson County, 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 seised 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 Caesar E. Urrutia 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 $INS 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 26th day of September 1968.

x Hansel Jones — x Helen K. Peden
x Onice Jones — x Clinton W. Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James M. Foster, a Notary Public in and for said County and State, the within named Clinton W. Peden and wife, Helen K. Peden and Hansel Jones and wife, Onice Jones

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 26th day of September, 1968.

James M. Foster, Notary Public.

Commission expires Dec 26 1971

SEP 26 68 CONV *8,800.00
SEP 26 68 S TAX B* 22.88
SEP 26 68 PR FEE B* .50
SEP 26 68 WDEED B* 3.00 * 26.38

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 A 14651 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 purposes herein contained, by singing the name of the corporation by self as

IDENTIF. REFERENCE

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

SEP 26 3 07 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

, Notary Public.

Commission expires