This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, Tennessee 37210

From Information furnished by Seller

Installment Deed

BOOK 4745 PAGE 120

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hogue, et ux	SAME	
(NAME:)	(NAME:)	81-5
1721 - 4th Ave N.		20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash - Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of ---$2,501.00---
---Twenty-five hundred and one and no/100--- *Dollars,*
of which ---$1.00---
---One and no/100--- *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder ---$2,500.00---
---Twenty-five hundred and no/100--- *Dollars,*

We, Robert Hogue and wife Mable Hogue *ha.* ve *executed*
our one joint promissory note payable to the Grantors hereinafter named in 120 monthly installments of $29.03 each. Said monthly payments include principal and interest at the rate of 7% per annum, commencing on the 1st day of September, 73 & due and payable on each succeeding first day of the month thereafter until the indebtedness both principal and interest are paid in full.

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, We, Calvin A. Buchman and wife Libby Buchman, Morris Kraft and wife Reba Kraft, and Maxie Biener and wife Goldie Biener
have this day bargained and sold, and do hereby transfer and convey unto the said
Robert Hogue and wife Mable Hogue
their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly 18 feet of lot No. 67 and the southerly 14 feet of Lot No. 68 in D. T. McGavock's Addition to Nashville, called "D. T. McGavock's plan of 98 lots" or Subdivision, as of record in book 21, page 7, Register's Office for said County. Said northerly partof lot No. 67 and the southerly part of lot No. 68 front together 32 feet on the westerly side of 4th Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Calvin A. Buchman, Morris Kraft, and Maxie Biener from Emma Teague and Nannie Wilson of record in Book 4076, page 102 Register's Office Davidson County, Tennessee.

SEP 11 '73	CONV	*2,501.00			
SEP 11 '73	MORTG	*2,500.00			
SEP 11 '73	S TAX		A*	6.50	
SEP 11 '73	S TAX		A*	.50	
SEP 11 '73	PR FEE		A*	.50	
SEP 11 '73	RCFEE		A*	4.00	* 11.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,501.00

Subscribed and sworn to before me, this the ~~November~~ Sept 19 73.

Mable Hogue
Affiant

My commission expires: _____
(Affix Seal)

W. Williams
Notary Public

This is ~~unimproved ( )~~ improved (X) property, known as 1723 Fourth Avenue, North, Nashville, Tennessee
(House Number) (Street) 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
Robert Hogue and wife Mable Hogue
their ~~successors~~ *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 Hogue and wife Mable Hogue
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
Robert Hogue and wife Mable Hogue
hereinafter referred to as trustors, hereby transfer and convey unto Leon Ruben *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 $ insurable value *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.*