MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD-4

FROM
Roy C. Smith and wife, Pauline O. Smith

TO
Melvin V. Beazley, a single man

For draftsman's use

This instrument prepared by:
Tom G. Coleman, Jr., Attorney
3937 Gallatin Rd.
Nashville, Tenn. 37216

BOOK 5351 PAGE 143

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin V. Beazley (NAME)	Same (NAME)	Map 83-13
1416 Fatherland (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 306
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 9520

IDENTIF. REFERENCE

OCT 16 1 35 PM '78

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$10,000.00 Melvin V Beazley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of $10,000.00---------- DOLLARS
Ten thousand----------and no/100----------

of which $ 100.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees

has executed his one promissory lien note of even date herewith payable to Roy C.Smith and wife, Pauline O. Smith, in the original principal sum of $9,600.00 to be paid in consecutive monthly installments of $100.00 per month including interest on the unpaid balance at 8% per annum, said monthly installments to begin with the first payment of $100.00 due on April 1, 1978 and a like amount on the 1st day of each succeeding month, until both principal and interest have been paid in full. Said payments shall be applied first to interest and balance to principal until the entire amount, both principal and interest, shall have 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,

Roy C. Smith and wife, Pauline O. Smith

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

Melvin V. Beazley, a single man

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

TRACT NO. 1: Being lots Nos. 89, 90, 91, 92 and 93 of Block "I" in the Subdivision of the Home Place of Eliza M. Lindsley, deceased, as of record in Plan Book 2, page 92, of the Chancery Court at Nashville.
SAID lots adjoin and front 50 feet each on the north side of Fatherland Street and run back between parallel lines 159 feet, more or less, to a 12 foot alley in the rear, said Lot No. 93 running back along the west margin of 15th Street.
TRACT NO.2: Being Lot No. 1 on the Map of L.T.Stevens' Subdivision of Lots Nos. 110 and other lots in Lindsley's Home Place, as of record in Book 547, page 101, Register's Office for said County.
SAID Lot fronts 48 feet on the west side of 15th Street and runs back between parallel lines, along the southerly margin of Fatherland Street, 138 feet to an alley.
BEING the same property conveyed to Roy C. Smith and wife, Iva W. Smith by deed from Lydia B. Taylor, a widow, of record in Book 1371, Page 375, Register's Office for Davidson County, Tennessee and to Roy C. Smith by deed from Iva W. Smith of record in Book 3859, Page 247, Register's Office for Davidson County, Tennessee.
1978 taxes to be paid by buyer.

This is unimproved ( ) improved (X) property, known as 1416 Fatherland St. Nashville, Tenn. 37206
(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 Jim Stevens 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 $10,000.00 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 herein, 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 1st day of March 19 78.

Roy C. Smith

Melvin V. Beazley

Pauline O. Smith

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 Roy C. Smith and wife, Pauline O. Smith and Melvin V. Beazley the bargainor, 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 1st day of March, 1978.

Notary Public

Commission expires Nov. 26, 1980

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 _____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 purpose therein contained, by signing the name of the corporation by _____self as _____.

OCT 16 CONV 10,000.00
OCT 16 MORTG *9,600.00
OCT 16 S TAX B* 26.00
OCT 16 S TAX B* 7.60
OCT 16 PRFEE B* .50
OCT 16 WDEED B* 4.00 * 38.10

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

_____, Notary Public.

Commission expires _____

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.