BOOK 1733 PAGE 303

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

Clifton Edward Riat and wife,

Mary E. Riat

TO

Charles Gregory Smith, Jr.

For draftsman's use

This instrument prepared by:
FOLEY & WEISS, ATTORNEYS
1208 Fidelity Federal Building,
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gregory Smith, Jr. (NAME)	"Owner" (NAME)	71-6-71
Suite 104 City Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA 12420
Hendersonville, Tn. 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 10 8 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$250,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

G.4,5 4 2 R

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED FIFTY THOUSAND and No/100 ($250,000.00) DOLLARS

of which $ 25,000.00 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 promissory note of even date herewith payable to the order of the Grantors in 240 monthly installments of $2,399.47 each, including interest at the rate of 11½% per annum, beginning one month from date and a like sum monthly thereafter until the entire amount both principal and interest have been paid in full, with the final payment xxixxnotxsoonerxpaid, being due and payable on the 5th day of June, 2001. Payments to be credited first to the payment of interest on the unpaid principal balance as shall from time to time remain unpaid, balance to principal. No privilege is reserved to prepay principal.

A grace period of five (5) days will be allowed from the date of receipt of notification of any past due payment.

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, CLIFTON EDWARD RIAT and wife, MARY E. RIAT,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto CHARLES GREGORY SMITH, JR., Unmarried

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

Being Lot No. 3 on the Plan of the Resubdivision of the C. E. Riat property as of record in Book 5210, page 269, Register's Office for said County, to which said plan reference is hereby made for a complete legal description, subject to an easement for ingress and egress for the use and benefit of the Owners of Lot No. 2 on said plan over a portion of said Lot No. 3 which said easement is more particularly described as follows; to wit:

Beginning at a concrete monument in the southerly margin of West Trinity Lane at the Northeast corner of said Lot No. 3; thence with the east line of Lot No. 3, South 13 deg. 29'23" West 173 feet±; thence North 79 deg. 44' 32" West 23 feet ± to a point; thence with a line 10 feet south of the rear lines of Lots No. 2 and the North lines of Lot No. 3the following calls and distances: South 72 deg. 26' 33" West 37 feet ±; North 83 deg. 18' 46" West 30 feet ±; North 74 deg 54' 25" West 30 feet ± to a point in the easterly margin of a "curb" as shown on said plan; thence with said margin of said curb, northwardly 10 feet to a point in the dividing line between said Lots Nos. 2 and 3; thence with said dividing line, the following calls and distances: South 74 deg. 54' 25" East 30 feet ±; South 83 deg. 18' 46" East28.23 feet; North 72 deg. 26' 33" East 39.07 feet to a point at the southeast corner of Lot No. 2; thence continuing with the dividing line between said lots, North 10 deg. 37' 02" East 160.27 feet to a point in the southerly margin of West Trinity Lane at the common fronts corners of said Lots 2 and 3; thence with said margin of said Lane, South 79 deg. 44' 32" East 30.82 feet to the point of the beginning.
Being part of the same property conveyed to Clifton Edward Riat and wife, by deed from M.H.Webb and wife, of record in Book 4728, page 612, said Register's Office.

unimproved ( )
This is improved (X) property, known as 340 West Trinity Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

ALSO CONVEYED TO GRANTEE is a perpetual easement for egress and ingress over the westerly part of Lot No. 2 from the southerly margin of West Trinity Lane to the northerly margin of Lot No. 3 over that portion of Lot No. 2 shown as "ASPHALT PARKING" on said Plan and the right to place a sign at the northeast corner of Lot No. 1 on said plan. The size of the sign to be determined by

applicable zoning restrictions.

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 Frank S. King, Jr., 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 $ 225,000.00 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 5th day of June 19 81

Clifton Edward Riat
CLIFTON EDWARD RIAT

Mary E. Riat
MARY E. RIAT

CHARLES GREGORY SMITH, JR.

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton Edward Riat and wife, Mary E. Riat, and Charles Gregory Smith, Jr. the bargainor S, 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~~ Hendersonville, Tennessee, this 5th day of June, 19 81

Notary Public.

Commission expires 4-11-83

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 .

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

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5755 PAGE 307

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250[illegible].00- CO	
			225000.00- MO	
			650.00 CO TX	
			223.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 879.50-	
			0184A06/10/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 5. 4 2. 4

IDENTIF. REFERENCE

JUN 10 8 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826306