NO. [illegible] REGISTERED [illegible] BOOK [illegible] NO. [illegible]

W L SHARER, TO D CURTIS YOUNGBLOOD AND WIFE

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE HUNDRED & 00/100 DOLLARS, of which SEVEN HUNDRED AND 00/100 DOLLARS has been paid in cash by D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBDOOD, the receipt of which is hereby acknowledged, and for the remainder THIRTY FOUR HUNDRED AND 00/100 DOLLARS the said D CURTIS YOUNGBLOOD AND WIFE DOR A WATKINS YOUNGBLOOD HEREBY ASSUME AND AGREE TO PAY A NOTE FOR ($1600.00) DATED MAY 2ND 1919 AND DUE THREE YEARS AFTER DATE WITH INTEREST, EVIDENCED BY SIX INTEREST NOTES OF ($200.00) EACH, DUE RESPECTIVE IN 6 12 18 24 30 AND 36 MONTHS AFTER DATE INTEREST NOTES DUE IN 6 MONTHS HAS BEEN PAID ALL OF SAID NOTES BEING SECURED BY DEED OF TRUST FROM A H CAMPBELL AND WIFE JOSEPHINE CAMPBELL TO J W WHITSITT, TRUSTEE, OF RECORD IN BOOK NO. 532, PAGE 534 R O D C DENN, AND THE SAID D CURTIS YOUNGBLOOD AND WIFE, DORA WATKINS YOUNGBLOOD HEREBY ASSUME AND AGREE TO PAY INTER EST ON SAID NOTE FROM EVEN DATE HEREWITH; AND FOR THE BALANCE OF SAID CONSIDERATION THE SAID D CURTIS YOUNGBLOOD AND WIFE, DORA WATKINS YOUNGBLOOD HAVE EXECUTED THEIR 52 JOINT PROMISSORY NOT ES BEARING EVEN DATE HEREWITH PAYABLE TO THE ORDER OF W L SHARER; THE FIRST 51 OF SAID NOTES BE ING FOR THE SUM OF ($ 35.00 EACH AND THE 52ND OR LAST NOTE BEING FOR THE SUM OF ($15.00 THE FIRST ONE OF SAID NOTES FALLING DUE ON OR BEFORE JULY 5TH. 1920 AND THE OTHERS MONTHLY, CONSECU TIVELY THEREAFTER UNTIL ALL ARE PAID

AND PROVIDING FOR PAYMENT OF ATTORNEYS FEES AND ATTORNEYS FEES,

all of said notes bearing six per cent interest from date and to secure the payment of said notes, principal and interest a lien is expressly retained on the land herein conveyed, I, W L SHARER AN UNMARRIED MAN,

have this day bargained and sold, and do hereby transfer and convey, unto the said D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD AND TO THE SURVIVOR THEREOF, HIS, HER OR THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LOT NO. 35 ON THE MAP OF THE MC LESTER ADDITION TO NOLEN HEIGHTS, AS OF RECORD IN BOOK NO. 421 PAGE 92 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 35 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HARRISON STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY BEING THE SAME PROPERTY CONVEYED TO THE SAID W L SHARER BY DEED FROM A H CAMPBELL AND WIFE, JOS EPHINE CAMPBELL OF RECORD IN BOOK NO. 531, PAGE 411 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN ESSEE.

THE WITHIN DESCRIBED PROPERTY IS CONVEYED TO THE SAID D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, SUBJECT TO THE STIPULATIONS, COVENANTS AGREEMENTS AND CONDITIONS CONTAINED IN THE DEED FROM MC LESTER AND COMPANY TO ARTHUR H CAMPBELL AND WIFE JOSEPHINE CAMP BELL OF RECORD IN BOOK NO. 523, PAGE 185 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD AND TO THE SURVIVOR THEREOF HIS HER OR THEIR heirs and assigns, forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind MYSELF, MY, heirs and representatives, to warrant and forever defend the title to said real estate to said EXCEPT AS HEREIN STATED D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, 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 nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid, WE, the said D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD do hereby transfer and convey unto A S WEST, 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 D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, do hereby agree to keep all buildings now erected, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ [illegible] 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 D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, 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 authorised 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 South door of the Courthouse door 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 trust conveyance. AND SAID DEFAULT CONTINUE FOR 90 DAYS

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 advice 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.

2d. To the payment of all taxes which may be unpaid on said premises.

3d. 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 D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD 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 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 A S WEST, Trustee, shall be vested in said successor.

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 W L SHARER, AN UNMARRIED MAN and D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, hereunto set our hands at NASHVILLE, Tennessee, this the 5TH day of JUNE 1920.

W L SHARER
D CURTIS YOUNGBLOOD
DORA WATKINS MOUNGBLOOD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H F BAKER, a Notary Public in and for said County and State, the within-named W L SHARER, AN UNMARRIED MAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX, wi of the said XX, having appeared before me privately and apart from XX husband, the said XX, acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 15TH day of JUNE, 192 0

My commission expires on the day of ((SEAL)) 192 H. E BAKER, Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARGARET DAVIS, a Notary Public in and for said County and State, the within-named D CURTIS YOUNGBLOOD AND WIFE DORA WATKINS YOUNGBLOOD, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within DEED instrument for the purposes therein contained.

And DORA WATKINS YOUNGBLOOD, wife of the said D CURTIS YOUNGBLOOD, having appeared before me privately and apart from HER husband, the said DORA WATKINS YOUNGBLOOD, acknowledged the execution of the said DEED instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 17TH day of JUNE, 192 0

My commission expires on the day of 192 (SEAL) MARGARET DAVIS, Notary Public.

US R S $ 2.50

RECEIVED THE 17TH DAY OF JUNE A D 1920 AT 2:04 O CLOCK P M

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