INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FIVE HUNDRED ($4500.00) DOLLARS,
of which THREE HUNDRED ($300.00) DOLLARS has been paid in cash by
A. G. FUQUA AN UNMARRIED MAN, the receipt of which is hereby acknowledged, and for the remainder
FOUR THOUSAND TWO HUNDRED ($4200.00) DOLLARS THE UNDERSIGNED SAID A. G. FUQUA HEREBY AGREES
AND OFFERS TO PAY A NOTE OF EVEN DATE HEREWITH IN [illegible] AFTER DATE
AND SIXTEEN AND EIGHT TENTHS PER CENT PER ANNUM SECURED BY LIEN OF EVEN DATE HEREWITH
TO BE RECORDED AND DULY ROBERT LUSK AND WIFE BINNIE BRIGGS LUSK AS JOINT TENANTS WITH
IN BOOK NO 509, PAGE 39 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE SAID A. G.
FUQUA AGREES AND AGREES TO PAY INTEREST ON SAID NOTE FROM EVEN DATE HEREWITH AND FOR THE BAL-
ANCE OF SAID CONSIDERATION THE SAID A. G. FUQUA HAS EXECUTED A SERIES OF SIXTY-SEVEN(67) PROM-
ISSORY NOTES BEARING EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF ROBERT LUSK, TRUSTEE, THE
FIRST ONE OF SAID SERIES OF NOTES BEING FOR THE SUM OF $60.00 AND EACH SUCCEEDING NOTE RESPEC-
TIVELY THEREAFTER, BEING FOR AN AMOUNT $1.00 AND ONE-HALF CENTS LESS THAN THE PRECEDING NOTE,
EXCEPT THE FINAL OR LAST NOTE WHICH IS FOR THE SUM OF $60.00 AND BOTH OF SAID SERIES OF NO-
TES BEAR INTEREST EXCEPT AFTER MATURITY, THE INTEREST HAVING BEEN COMPUTED AND ADDED INTO
THE FACE OF EACH NOTE AND THE FIRST ONE OF SAID SERIES OF NOTES FALLS DUE ON OR BEFORE ONE
MONTH FROM AND THE OTHERS ONE ON OR BEFORE THE FIRST DAY OF EACH SUCCEEDING MONTH RESPECTIVELY
THEREAFTER UNTIL ALL ARE PAID

[illegible] per centum from date, AND PROVIDING FOR PAYMENT OF ATTORNEYS FEE, and to secure the payment of said
notes, principal and interest, AND ATTORNEYS FEE, a lien is expressly retained on the land herein conveyed,
WE, ROBERT LUSK, TRUSTEE AND ROBERT LUSK AND WIFE BINNIE BRIGGS LUSK
have this day bargained and sold, and do hereby transfer and convey, unto the said A. G. FUQUA, HIS
heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 362 IN THE RICHLAND REALTY CO'S DIVISION "O" PLAN OF UNION IS ON RECORD IN BOOK 421, PAGE 31 OF THE REGISTERS OFFICE, FOR DAVIDSON COUNTY, TENNESSEE SAID LOT NO. 362 FRONTS 60 FEET ON THE NORTH SIDE OF CAMBRIDGE AVENUE AND EXTENDS BACK NORTHERLY BETWEEN PARALLEL LINES 311 FEET 3 INCHES, MORE OR LESS TO AN ALLEY, SHOWING 66.3 FEET ON SAID ALLEY, AND IS THE PROPERTY THAT WAS CONVEYED TO ROBERT LUSK TRUSTEE BY DEED FROM MARK BRADFORD AND WIFE AUDREY M BRADFORD RECORDED IN BOOK 469, PAGE 162 OF THE R.O.D.C. TENN.

The [illegible] is duly proven in the [illegible] Court of Davidson County, Tennessee, as appears from the certificate of the Clerk thereof. This [illegible] day of [illegible] 1921.
Nashville, Tenn. [illegible] Deputy
W. [illegible] Murphy, Atty.

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said
A. G. FUQUA, HIS heirs and assigns, forever. AND 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,
EXCEPT AS HEREINBEFORE STATED. AND WE, OURselves and representatives, to warrant and forever defend the title to said real estate to said
A. G. FUQUA HIS heirs and assigns, against the lawful claims of all persons.
PROVIDED HOWEVER, 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 on they mature, as hereinafter provided, and for the consideration of One Dollar to ME in hand paid,
I, the said A. G. FUQUA,
do hereby transfer and convey unto K. O. REID, Trustee, his successors and assigns, the real estate hereinbefore described,
with the appurtenances, estate, title, and interest thereto belonging, for the purpose aforesaid only.

I, the said A. G. FUQUA, 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 $ 3000.00 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.

I 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 I 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 thereby, the same to bear interest from the date of such payment.

Now, if I, the said A. G. FUQUA, 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 I 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, I 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 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.

I 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. I 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 A. G. FUQUA, HIS 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 K. O. REID, 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 ROBERT LUSK, TRUSTEE AND ROBERT LUSK AND WIFE BINNIE BRIGGS LUSK and A. G. FUQUA, have hereunto set our hands at NASHVILLE, Tennessee, this the 17TH day of MAY, 1921.

ROBERT LUSK, TRUSTEE
ROBERT LUSK
BINNIE BRIGGS LUSK
A. G. FUQUA

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, K. O. Reid, a Notary Public in and for said County and State, the within-named ROBERT LUSK, TRUSTEE, AND ROBERT LUSK AND WIFE BINNIE BRIGGS LUSK AND A. G. FUQUA, the bargainer S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And BINNIE BRIGGS LUSK, wife of the said ROBERT LUSK, having appeared before me privately and apart from HER husband, the said BINNIE BRIGGS LUSK, acknowledged the execution of the said 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 6 day of June, 1921.
My commission expires on the ____ day of ____, 192__. K. O. Reid, Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within-named _____, the bargainer__, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

And _____, wi__ of the said _____, having appeared before me privately and apart from _____husband__, the said _____, 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 _____, Tennessee, this _____day of _____, 192__.
My commission expires on the _____day of _____, 192__, Notary Public.

$3 R $2.50

RECEIVED THE 8TH DAY OF JUNE A D [illegible] AT 1:15 O CLOCK P M