NUMBER 51868. MATTIE LOU THOMASON TO G. B. PENNINGTON, ET UX. RECORDED SEPT. 10, 1923.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($2,250.00) TWO THOUSAND, TWO HUNDRED, FIFTY AND NO/100 DOLLARS, of which TWO HUNDRED FIFTY AND NO/100 DOLLARS has been paid in cash by G. B. PENNINGTON AND WIFE, MARY PENNINGTON, the receipt of which is hereby acknowledged, and for the remainder ($2,000.00) TWO THOUSAND AND NO/100 DOLLARS the said G. B. PENNINGTON AND WIFE, MARY PENNINGTON have WE executed their 57 joint notes, of even date herewith, payable to the order of MATTIE LOU THOMASON; 56 of said notes are for $35.00 each and one of said notes is for $40.00. The first one of said notes falls due October 1, 1923, and one of said notes falls due on the first day of each succeeding month thereafter until all of said notes are paid in full together with their interest. The interest on said notes has been computed and added in the fact of each of said notes, making the first note amount to $45.00 and each note thereafter decreasing seventeen and one half cents each month until the last note, which is the $40.00 note, which amounts to ---- $40.20, but in order to make the decrease is computed at eighteen cents one month and seventeen cents the next month and so on through out the entire series of notes.

The entire debt secured herein having been paid in full to the lawful owner and holder thereof, I hereby release the lien on the within described property held to secure the same.

August 29, 1923. Mattie Lou Thomason

Witness: W. D. Fight, Deputy Register

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, I, MATTIE LOU THOMASON, A WIDOW have this day bargained and sold, and do hereby transfer and convey unto the said G. B. PENNINGTON AND WIFE, MARY PENNINGTON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 3 IN BLOCK NO. 29 OF YARBROUGH'S SUBDIVISION OF WOODLAND IN THE OLD 10TH CIVIL DISTRICT OF SAID COUNTY, A PLAN OF WHICH SUBDIVISION IN OF RECORD IN BOOK NO. 161, PAGE NO. 104, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS FIFTY FEET ON THE EASTERLY SIDE OF WILSON AVENUE, AND EXTENDS BACK, BETWEEN PARALLEL LINES, 167.5 FEET TO AN ALLEY AND BEING THE SAME PROPEETY CONVEYED TO MATTIE LOU THOMASON BY DEED OF RECORD IN BOOK NO. 380, PAGE NO. 108, R O.D.C. TENN.

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said G. B. PENNINGTON AND WIFE, MARY PENNINGTON, 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 unincumbered.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said G. B. PENNINGTON AND WIFE, MARY PENNINGTON, 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 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 G. B. PENNINGTON AND WIFE, MARY PENNINGTON do hereby transfer and convey unto H. W. FORDE 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 G. B. PENNINGTON AND WIFE, MARY PENNINGTON, 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 $2,000.00 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 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 G. B. PENNINGTON AND WIFE, MARY PENNINGTON, 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 south door of the Courthouse 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.

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 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 G. B. PENNINGTON OR 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 H. W. FORDE 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 MATTIE LOU THOMASON and G. B. PENNINGTON AND WIFE, MARY PENNINGTON hereunto set our hands at NASHVILLE, Tennessee, this the 25 day of AUGUST 1923.

MRS. MATTIE LOU THOMASON
G. B. PENNINGTON
MARY PENNINGTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. E. BOWERS, a Notary Public in and for said County and State, the within-named MATTIE LOU THOMASON AND G. B. PENNINGTON AND WIFE, MARY PENNINGTON, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARY PENNINGTON wife of the said G. B. PENNINGTON having appeared before me privately and apart from HER husband the said MARY PENNINGTON 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 27 day of AUGUST 1923.

My commission expires on the -- day of -- 192-. (Seal) (F. E. BOWERS 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 bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And wife 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.

U.S.R.S. $2.50

RECEIVED AUGUST 29, 1923, 11:40 A.M.