NUMBER 52142 RECORDED SEPT 17, 1923 S.I.CASON TO V.M.ELLIS

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($1900.00). NINETEEN HUNDRED AND NO/100------DOLLARS of which ONE HUNDRED ($100.) ------DOLLARS has been paid in cash by [illegible], the receipt of which is hereby acknowledged, and for the remainder OF ($1800.00) EIGHTEEN HUNDRED AND NO/100 DOLLARS the said V.M.ELLIS has EXECUTED TO S.I.CASON HER 90 PROMISSORY NOTES OF EVEN DATE HEREWITH FOR $20. EACH PAYABLE MONTHLY. THE FIRST OF SAID NOTES FALLS DUE ON THE 29TH DAY OF SEPTEMBER, 1923, AND THE OTHERS ON THE 29TH DAY OF EACH SUCCEEDING MONTH CONSECUTIVELY UNTIL ALL ARE PAID.

AT SIX PER CENT

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, WE, S.I.CASON AND WIFE, WILLIE CASON have this day bargained and sold, and do hereby transfer and convey unto the said V.M.ELLIS, UNMARRIED, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.21 IN THE SUBDIVISION OF MAPLEWOOD HOME TRACT, ACCORDING SURVEY BY W.S. SOUTHGATE, APR, 1921, A PLAN OF WHICH IS FOUND OF RECORD IN THE OFFICE OF THE REGISTER FOR SAID COUNTY, IN PLAN BOOK 421, PAGE 174.

SAID LOT NO.21 FRONTS 100 FEET ON THE EASTERLY SIDE OF BAXTER STREET, AND EXTENDS; BACK BETWEEN PARALLEL LINES 225 FEET TO THE REAR LINE OF LOT NO.16.

BEING THE SAME PROPERTY CONVEYED TO THE UNDERSIGNED BY DEED OF JOHN W.MEDLIN AND WIFE, LENA MEDLIN, AS RECORDED IN BOOK NO.620, PAGE 362 OF THE REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID S.I.CASON ALSO CONVEYS WITH THIS INSTRUMENT THE RIGHT TO CONNECT WITH THE CITY WATER MAINS AND WARRANTS AND GUARANTEES TO THE SAID V.M.ELLIS THAT SAID WATER MAIN WILL REMAIN AS AT PRESENT WITHOUT ANY ADDITIONAL CHARGE TO HER AND SHOULD SHE BE COMPELLED TO PAY AN ADDITIONAL CHARGE FOR THE CONNECTION TO THE WATER MAINS OF THE CITY OF NASHVILLE HE AGREES TO REIMBURSE HER FOR THE SAME.

IT IS ALSO AGREED BY THE VENDOR S.I.CASON, AND THE SAME IS MADE A PART OF THE CONSIDERATION OF THIS TRANSFER, THAT THE SAID S.I.CASON WILL MOVE THE HOUSE NOW LOCATED ON SAID LOT ABOVE DESCRIBED TO ANY PLACE ON SAID PROPERTY THAT THE PURCHASER V.M.ELLIS MIGHT DESIGNATE, AND AT ANY TIME WITHIN FIVE YEARS FROM THE DATE OF THIS DEED, BUT SAID COSTS OF MOVING THE SAID HOUSE IS NOT TO EXCEED $75.00,

I declare that I am the true and lawful holder of the claim secured by the [illegible] recorded, and hereby acknowledge the satisfaction of the same in full. This [illegible] day of [illegible]

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said V.M.ELLIS, AN UNMARRIED WOMAN, HER heirs and assigns, forever. WE DO 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 unincumbered.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said V.M.ELLIS, HER 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 ME in hand paid, I, the said V.M.ELLIS, UNMARRIED do hereby transfer and convey unto JOHN E.BINNS, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.

I, ~~XX~~, the said V.M.ELLIS, 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 $ 1900. 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.

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

Now, if I, the said V.M.ELLIS, 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, IF 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 ~~sixty~~ 60 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. 60 DAYS AFTER 60

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 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 MYSELF OR TO MY LEGAL 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 JOHN E.BINNS, 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 S.I.CASON AND WIFE, WILLIE CASON and V.M.ELLIS, AN UNMARRIED WOMAN, hereunto set our hands at NASHVILLE, Tennessee, this the 29 day of AUGUST, 1923

S.I.CASON
WILLIE CASON
V.M.ELLIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.E.DOUGLASS, a Notary Public in and for said County and State, the within-named S.I.CASON AND WIFE, WILLIE CASON AND V.M.ELLIS, UNMARRIED

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And WILLIE CASON, WIFE of the said S.I.CASON having appeared before me privately and apart from HER husband, the said WILLIE CASON, 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 30 day of AUG 1923

My commission expires on the 8 day of JULY 1926 (SEAL) R.E.DOUGLASS, 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 , 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.

U.S.R.S. 82600

REC'D SEPT 7, 1923 AT 10:10 A.M.