NUMBER 80833 LORNA DOONE DECKER TO ALMA VANCE WALKER, RECORDED DEC OCT. 29, 1925

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($2450.00) FORTE FIVE HUNDRED DOLLARS
SEVEN HUNDRED AND FIFTY DOLLARS has been paid in cash by
ALMA VANCE WALKER, the receipt of which is hereby acknowledged, and for the remainder
$ 3175.00 THIRTY SEVEN HUNDRED AND FIFTY DOLLARS the said ALMA VANCE WALKER
HEREBY ASSUMED AND AGREE TO PAY A NOTE IN THE SUM OF $2000.00 DATED JUNE 12, 922 DUE THREE YEARS AFTER DATE, THE SAME HAVING BEEN EXTENDED ONE YEAR, TO MATURE JUNE 2, 1925, WITH INTEREST IN SAME AT 5%, PAYABLE SEMI-ANNUALLY. SAID NOTE IS SECURED BY DEED OF TRUST TO R. W. BRATTON, TRUSTEE, AND RECORDED IN BOOK NO. 538, PAGE 420, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.
AND FOR THE REMAINDER OF $1750.00 THE SAID ALMA VANCE WALKER HAS EXECUTED AND DELIVERED HER SEVENTY (70) X PROMISSORY NOTES OF EVEN DATE HEREWITH IN THE SUM OF TWENTY-FIVE AND NO/100 ($25.00) DOLLARS EACH PAYABLE TO THE ORDER OF LORNA D. DECKER. THE FIRST ONE OF SAID NOTES FALLS DUE OCTOBER 12, 1925, AND ONE MONTHLY AND CONSECUTIVELY THEREAFTER UNTIL ALL OF SAID NOTES MATURE.

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, LORNA DOONE DECKER AND HUSBAND, GEORGE A. DECKER have this day bargained and sold, and do hereby transfer and convey unto the said ALMA VANCE WALKER TO HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS OR LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING THE SOUTHERLY 225 FEET OF THE NORTH 325 FEET OF LOT NO. 6 ON THE PLAN OF A. B. SPAIN'S SUB-DIVISION OF THE LISCHEY GARDEN, AND OF RECORD IN THE OFFICE OF THE REGISTER FOR SAID COUNTY IN BOOK NO. 161, PAGE 116. SAID PART OF LOT NO. 6 FRONTS 225 FEET ON THE EASTERLY SIDE OF JONES AVENUE AND RUNS BACK TO THE WESTERLY MARGIN OF HAYES AVENUE OR STREET UPON WHICH IT MEASURES 225 FEET AND MEASURES ON ITS NORTH LINE 367.8 FEET AND ON ITS SOUTHERLY LINE 339 FEET.
AND BEING THE SAME PROPERTY CONVEYED BY DEED OF J. W. JACKSON AND WIFE, KATE JACKSON TO LORNA DUNNING DECKER, TO HER SOLE AND SEPARATE USE AND BENEFIT, AS RECORDED IN BOOK NO. 647 PAGE 158 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
LORNA DUNNING DECKER AND LORNA DOONE DECKER ARE ONE AND THE SAME PERSON.

This Deed of Trust was filed for record on the 26th day of Jan 1926 at 10:35 o'clock A.M. and is duly recorded in Book 670 page 90 of the Register's Office for Davidson County, Tennessee.
Witness my hand at office in Nashville, Tenn. this 26th day of Jan 1926.
J. W. Perry, Register
By T. R. Sinclair, Deputy Register

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ALMA VANCE WALKER TO HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS OR LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND heirs and assigns, forever. WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unincumbered EXCEPT THE MORTGAGE AS ABOVE RECITED AND 1925 TAXES & PURCHASER ASSUMES SAID TAXES. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ALMA VANCE WALKER, 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 ALMA VANCE WALKER do hereby transfer and convey unto THOS. E. LANIER, 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, the said X ALMA VANCE WALKER, do hereby agree to keep all buildings now on or hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ 2500.00 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.

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 SHALL 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 ALMA VANCE WALKER, 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 thirty (90) 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.

I agree that the Trustee may, at any time after default in payment of any one (THREE) 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 ALMA VANCE WALKER OF HER 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-matured 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 THOS. E. LANIER, 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 of settlement in relation to his trusteeship.

In Witness Whereof, We, the said LORNA DOONE DECKER AND HUSBAND, GEORGE A. DECKER and ALMA VANCE WALKER AND HUSBAND R. W. WALKER, hereunto set our hands at NASHVILLE, Tennessee, this the 12 day of SEPTEMBER, 192 5.

MRS. LORNA DOONE DECKER
GEORGE A. DECKER
MRS. ALMA VANCE WALKER
R. W. WALKER

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 GEORGE A. DECKER, HUSBAND OF LORNA DOONE DECKER AND ALMA VANCE WALKER AND HUSBAND, R. W. WALKER, THE bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ALMA VANCE WALKER, R. W. WALKER, WIFE of the said having appeared before me privately and apart from HER husband, the said ALMA VANCE WALKER, 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 8 day of OCTOBER, 1925.
My commission expires on the 8 day of JULY, 1926. (SEAL) R. E. DOUGLASS, Notary Public

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ CALIFORNIA, Davidson COUNTY. LOS ANGELES

Personally appeared before me, HARRIET M. PARK, a Notary Public in and for said County and State, the within-named LORNA DOONE DECKER, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And LORNA DOONE DECKER WIFE of the said GEORGE A. DECKER having appeared before me privately and apart from HER husband, the said LORNA DOONE DECKER, 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 LOS ANGELES, CALIFORNIA, Tennessee, this 30TH day of SEPT., 1925.
My commission expires on the 4 day of AUG., 1927. (SEAL) HARRIETT M. PARK, Notary Public

Filed for record this 26 day of JAN 1926 at 10:35 A.M.