NUMBER 77296. J. ORMSBY TREANOR TRUSTEE TO ELLA J. CUNNINGHAM. RECORDED AUG. 4, 1925.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of THIRTEEN HUNDRED AND NO/100 DOLLARS of which ONE HUNDRED AND NO/100 DOLLARS has been paid in cash by ELLA J. CUNNINGHAM, the receipt of which is hereby acknowledged, and for the remainder TWELVE HUNDRED AND NO/100 DOLLARS the said ELLA J. CUNNINGHAM has S

EXECUTED SEVENTY FIVE NOTES OF SIXTEEN AND NO/100 DOLLARS EACH WITH INTEREST ON ENTIRE DEBT TO DATE ADDED TO EACH NOTE; ALL OF THE NOTES ARE PAYABLE TO J. O. TREANOR, ARE DATED JUNE 2ND 1925, THE FIRST NOTE IS FOR TWENTY TWO AND NO/100 DOLLARS, FALLS DUE JULY 2ND 1925 AND THE REMAINING NOTES FALL DUE THE SECOND OF EACH SUCCEEDING MONTH THEREAFTER AND ARE FOR EIGHT CENTS (8¢) LESS THAN THE PRECEDING NOTE.

OF MATURITY

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, J. ORMSBY TREANOR, TRUSTEE have this day bargained and sold, and do hereby transfer and convey unto the said ELLA J. CUNNINGHAM heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT NO. 56 ON THE PLAN OF TRIMBLE'S NATIONAL HILL ADDITION, AS AMENDED, AS OF RECORD IN BOOK NO. 21 PAGE NO. 95 R.O.D.C. TENN. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 55 (SOUTH WEST CORNEROF LOT NO. 56) THENCE EASTERLY ALONG THE NORTHERN MARGIN OF SOUTH HILL ST. 50 FEET TO THE INTERSECTION OF LOTS NO. 56 AND 57; THENCE NORTHERLY 120 FEET, ALONG THE DIVISION LINE BETWEEN LOTS 56 AND 57, TO AN ALLEY; THENCE WESTERLY, WITH THE SOUTHERN MARGIN OF SAID ALLEY, 10 FEET TO JORDAN'S NORTH EAST CORNER; THENCE SOUTHERLY, WITH JORDAN'S EAST LINE 35 FEET TO JORDANS SOUTH EAST CORNER; THENCE WESTERLY WITH JORDANS SOUTHERLY LINE 40 FEET TO A POINT IN THE LINE BETWEEN LOTS 55 AND 56; THENCE SOUTHERLY WITH SAID LINE TO THE BEGINNING; BEING PART OF THE SAME PROPERTY CONVEYED TO J. ORMSBY TREANOR TRUSTEE BY S. B. MORGAN AND WIFE BETTIE MORGAN AS OF RECORD IN BOOK #291 PAGE #333 R.O.D.C. TENN.

FOR THE PURPOSE OF RELEASING THE TRUSTEE ON THIS PROPERTY THIS INSTRUMENT IS SIGNED BY W. O. TREANOR, J. B. TREANOR, MISS A. B. TREANOR AND J. O. TREANOR; WHO ACKNOWLEDGE THAT THEY ARE THE PERSONS AND THE ONLY PERSONS INTERESTED IN THE PROPERTY, HEREIN DESCRIBED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ELLA J. CUNNINGHAM heirs and assigns, forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have 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 ELLA J. CUNNINGHAM, 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 ELLA J. CUNNINGHAM do hereby transfer and convey unto J. M. HUGHES, 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 ELLA J. CUNNINGHAM, 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 $800.00 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 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 ELLA J. CUNNINGHAM, 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 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 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 ELLA J. CUNNINGHAM 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 J. M. HUGHES, 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 J. ORMSBY TREANOR, W. O. TREANOR, J.B.TREANOR, MISS A. B. TREANOR, and J. O. TREANOR AND ELLA J. CUNNINGHAM, hereunto set our hands at NASHVILLE, Tennessee, this the 2ND day of JUNE, 1925.

TRUSTEE,

ELLA J. CUNNINGHAM

J. ORMSBY TREANOR, TRUSTEE
W. O. TREANOR
JNO. B. TREANOR SR.
MISS A. B. TREANOR
J. O. TREANOR

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, P. W. DUKE, a Notary Public in and for said County and State, the within-named J. ORMSBY TREANOR TRUSTEE, W. O. TREANOR, J. B. TREANOR, MISS A. B. TREANOR AND J. O. TREANOR AND ELLA J. CUNNINGHAM the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY 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 NASHVILLE, Tennessee, this 13 day of JULY, 1925.

My commission expires on the 6 day of JAN., 1927. (SEAL) P. W. DUKE, 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. $1.50

RECEIVED JULY 16, 1925, 11:00 A.M.