INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN HUNDRED AND FIFTY DOLLARS of which ONE HUNDRED DOLLARS has been paid in cash by MORRIS BEARD AND THELMA BEARD, the receipt of which is hereby acknowledged, and for the remainder TWENTY SIX HUNDRED AND FIFTY DOLLARS, the said MORRIS BEARD AND WIFE THELMA BEARD have VE EXECUTED AND DELIVERED 81 NOTES DATED MARCH 1, 1926 EIGHTY OF WHICH ARE FOR ($20.00) EACH AND ONE NOTE FOR $1050.00. THE FIRST ONE OF SAID NOTES FOR $20.00 EACH FALLS DUE APRIL 1, 1926 AND ONE EACH MONTH THEREAFTER. INTEREST HAS BEEN ADDED INTO THE FACE OF SAID NOTES SO THAT THE FIRST NOTE IS FOR $33.25 AND EACH SUCCEEDING NOTE IS FOR TEN CENTS LESS THAN THE ONE BEFORE IT EXCEPT NO.81 WHICH IS FOR [illegible] $1050.00 AND FALLS DUE 80 MONTHS AFTER DATE AND ALL PAYABLE TO L.R.CAMPBELL

MATURITY

all of said notes bearing six per cent interest from date, and providing for payments 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, L.R.CAMPBELL AN UNMARRIED MAN have this day bargained and sold, and do hereby transfer and convey unto the said MORRIS BEARD AND WIFE THELMA BEARD, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PARTS OF LOTS 25, 26 & 27 IN J.M., T.J., AND G.W.HARDING'S PLAN OF LOTS IN NORTH NASHVILLE AS RECORDED IN BOOK 21,PAGE 20 R.O.D.C,SAID PART OF SAID LOTS 25, 26 & 27 FRONTS 50 FEET ON THE WESTERLY SIDE OF SALEM STREET, NOW EIGHTEENTH AVENUE, NORTH, AT THE SOUTHWEST CORNER OF ROYAL OR THOMPSON STREET AND RUNS BACK BETWEEN PARALLEL LINES AND ALONG THE MARGIN OF THOMPSON STREET ONE HUNDRED AND FORTY (140) FEET, MORE OR LESS, TO AN ALLEY.

I declare this deed to be correctly stamped by the purchaser as required, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 8th day of Aug., 1926.

Attest: [illegible] D.C. DEPUTY REGISTER

L.R.Campbell

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MORRIS BEARD AND THELMA BEARD THEIR 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 BY 1926 TAXES WHICH PURCHASERS ASSUME, WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MORRIS BEARD AND THELMA BEARD 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 any proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, for the consideration of One Dollar to [illegible] in hand paid WE, the said MORRIS BEARD AND WIFE, bargain and convey unto ROBERT LUSK Trustee, his successors and assigns, the real estate above described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.

WE, the said MORRIS BEARD AND THELMA BEARD, 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 $1500.00 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 agrees 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 herein, the same to bear interest from the date of such payment.

Now, if WE, the said MORRIS BEARD AND THELMA BEARD, 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 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 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.

2nd. 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 MORRIS BEARD AND THELMA BEARD THEIR 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 ROBERT LUSK, 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 relaion to his trusteeship.

In Witness Whereof, We, the said L.R.CAMPBELL AND MORRIS BEARD and ~~WIFE~~ THELMA BEARD, hereunto set our hands at NASHVILLE, Tennessee, this the 1 DAY OF MARCH, 1926

L.R.CAMPBELL
MORRIS BEARD
THELMA BEARD

~~ACKNOWLEDGMENT BEFORE NOTARY PUBLIC~~

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOSEPH MARTIN, a Notary Public in and for said County and State, the within-named L.R.CAMPBELL AND MORRIS BEARD AND WIFE THELMA BEARD the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And THELMA BEARD, wi FE of the said MORRIS BEARD having appeared before me privately and apart from HER husband, the said MORRIS BEARD, SHE THE SAID THELMA BEARD, 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 1ST day of JULY, 1926

My commission expires on the 7TH day of JAN. 1930 (SEAL) JOSEPH MARTIN, 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.$ 3.00.

RECD. AUG. 8, 1926 AT 10:57 A.M.