INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of FORTY THREE HUNDRED FIFTY DOLLARS of which FIFTY DOLLARS has been paid in cash by JOHN C. MOORE AND WIFE , FLOSSIE MAI MOORE the receipt of which is hereby acknowledged, and for the remainder FORTY THREE HUNDRED DOLLARS, the said JOHN C. MOORE AND WIFE FLOSSIE MAI MOORE ha WE EXECUTED THEIR NINETY PROMISSORY NOTES OF EVEN DATE HEREWITH IN THE SUM OF $20.00 EACH AND DUE MONTHLY AFTER DATE, AND HAVE FURTHER ASSUMED THE PAYMENT OF A NOTE IN THE SUM OF $2500.00 AND SECURED BY A TRUST DEED TO THE GUARANTY BANK & TRUST COMPANY AS OF RECORD IN BOOK 632 , PAGE 391 R.O.D.C. TENNESSEE. SAID NOTE IS PAYABLE TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA AND IS DATED JUNE 10TH 1925 , AND DUE JUNE 10TH, 1928 WITH INTEREST FROM DATE; TAXES FOR 1925 TO BE PAID AND TAXES FOR 1926 TO BE PRORATED. ALSO INTEREST IS TO BE PRORATED THAT HAS ACCUMILATED ON THE ABOVE LOAN.

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.L. SEAY , A SINGLE MAN & TRUSTEE FOR THE BANKERS & SECURITIES CO. have this day bargained and sold, and do hereby transfer and convey unto the said JOHN C. MOORE AND WIFE FLOSSIE MAI. MOORE , THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: " THE WESTERLY HALF OF THE SOUTHERLY 155 FEET OF LOT NO. 292 ON THE PLAN OF INGLEWOOD PLACE , AS OF RECORD IN BOOK 332 , PAGE 101, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.
SAID PART OF LOT 292 FRONTS 50 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE , AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO A DEAD LINE".

Received for record this 22nd day of Dec. 1926 at 12:20 P.M. and recorded in Book 1132 page 6
BANKERS SECURITIES TRUST CO.
By [illegible] Assistant Secy-Treas
Assistant By [illegible] Deputy Register

The $20.00 Note is due Monthly for $20.00 each, as described herein, having been paid in full on the lawful owner and holder thereof and hereby release the lien retained upon the within described property held to secure the payment of said notes. This 22nd day of Dec. 1926
Witness: [illegible]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN C. MOORE AND WIFE , FLOSSIE MAI MOORE , THEIR 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 JOHN C. MOORE A D WIFE , FLOSSIE MAI MOORE , , 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 JOHN C. MOORE AND WIFE FLOSSIE MAI. MOORE do hereby transfer and convey unto W.S. CHAPPELL 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 JOHN C. MOORE AND WIFE , FLOSSIE MAI MOORE , 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 $ 3500.00 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 JHON C. MOORE AND WIFE , FLOSSIE MAI MOORE , 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 (30 DAYS AFTER) 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 JOHN C. MOORE AND WIFE , FLOSSIE MAI. MOORE 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 W.S. CHAPPELL 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.L. SEAY (TRUSTEE) (FOR BANKERS & SECURITIES TR CO.) and JOHN C. MOORE AND WIFE , FLOSSIE MAI MOORE , hereunto set our hands at NASHVILLE , Tennessee, this the 1ST. DAY OF AUGUST , 1926.

L.L. SEAY
JOHN C. MOORE
FLOSSIE M. MOORE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.D. JOHNSON , a Notary Public in and for said County and State, the within-named L.L. SEAY A SINGLE MAN , AND JOHN C. MOORE AND WIFE FLOSSIE MAI MOORE

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

And FLOSSIE MAI MOORE , wife of the said JOHN C. MOORE having appeared before me privately and apart from HER husband , the said FLOSSIE MAI MOORE , 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 AUGUST , 1926.
My commission expires on the 8TH day of JANUARY, 1930 (SEAL) M.D. JOHNSON, 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.

RECEIVED DEC. 14TH 1926 AT 12.20 P.M.