WE , the said HARRY B.JACKSON AND WIFE, RUBYE P.JACKSON, , 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 $ -- 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 said notes, as his interest may appear.

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

Now, if WE , the said HARRY B.JACKSON AND WIFE, RUBYE P.JACKSON, , 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 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, 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.

3rd. 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 HARRY B.JACKSON AND WIFE, RUBY P.JACKSON, -- 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 T.H.PATTON 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 H.C.TRAVIS AND WIFE, GEORGIA B.TRAVIS,

and HARRY B.JACKSON AND WIFE, RUBY P.JACKSON, , hereunto set our hands

at OLD HICKORY, , Tennessee, this the 25 day of SEPTEMBER, , 1939..

H.C.TRAVIS
GEORGIA B.TRAVIS.
HARRY B. JACKSON
RUBYE P.JACKSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOMAS E.THOMPSON, a Notary Public in and for said County and State, the within named H.C.TRAVIS AND WIFE, GEORGIA B.TRAVIS, AND HARRY B. JACKSON AND WIFE, RUBYE P.JACKSON, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X , of the said

having appeared before me privately and apart from X husband , the said X , 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 OLD HICKORY Nashville, Tennessee, this 25 day of SEPTEMBER, 1939..

My commission expires APRIL 18, 1942.

(Seal) THOS.E.THOMPSON, Notary Public

U.S.R.S. $1.50.
RECD OCT.2ND, 1939 AT 3:19 P M
MM

INSTALLMENT DEED

Book No. 794

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND ($5000.00) & NO/100 - - - - DOLLARS

of which SEVEN HUNDRED & FIFTY ($750.00) & NO/100 - - - - - - - - DOLLARS has been paid in cash by R. H. BRAZZELL AND WIFE STELLA BRAZZELL , the receipt of which is hereby acknowledged, and for the remainder OF FORTY TWO HUNDRED & FIFTY ($4250.00) & NO/100 - - - - - - - - - - - - DOLLARS

the said R. H. BRAZZELL AND WIFE STELLA BRAZZELL HAVE ASSUMEDANDAGREE TO PAY A NOTE FOR THE SUM OF $3750.00, DATED FEBRUARY 15TH, 1939, AND DUE THREE (3) YEARS AFTER DATE, BEARING INTEREST AT THE RATE OF 6% PER ANNUM, PAYABLE SEMI-ANNUALLY. SAID NOTE IS MORE PARTICULARLY DESCRIBED AND SECURED IN A DEED OF TRUST FROM WILLIAM C. MARLIN AND JENNIE DOLAN MARLIN TO J. M. WHITSITT, TRUSTEE, AS OF RECORD IN BOOK 1009, PAGE 206 R.O.D.C. TENN. TO WHICH REFERENCE IS HERE MADE, FOR THE REMAINDER THE SAID R. H. BRAZZELL AND WIFE STELLA BRAZZELL HAVE EXECUTED AND DELIVERED THEIR 20 LIEN PROMIBSORY NOTES, OF EVEN DATE HEREWITH, FOR THE SUM OF $25.00 EACH, PAYABLE TO THE ORDER OF WILLIAM C. MARLIN, BEARING INTEREST AT THE RATE OF 5% PER ANNUM, THE FIRST ONE OF WHICH IS DUE NOVEMBER 1ST, 1939 AND THE OTHERS ONE ON THE FIRST DAY OF RACH MONTH RESPECTIVELY THEREAFTER UNTIL ALL ARE PAID.

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

WE, WILLIAM C. MARLIN AND WIFE, JENNIE DOLAN MARLIN

have this day bargained and sold, and do hereby transfer and convey, unto the said R..H. BRAZZELL AND WIFE STELLA BRAZZELL, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows: William C. Marlin

BEING LOT NO. 13 OF BLOCK 6 ON THE MAP OF THE STOKES TRACT, AS OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 13 FRONTS 95 FEET ON THE EASTERLY SIDE OF MARTINEZ TRACE AND RUNS BACK 135 FEET ON THE NORTHERLY LINE AND 159 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. MARLIN AND WIFE, JENNIE DOLAN MARLIN, BY DEED FROM JOHN LOWE AND WIFE, OF RECORD IN BOOK 1101, PAGE 151, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1939 HAVING BEEN PRO RATED FROM DATE OF DEED AND SETTLEMENT HAVING BEEN MADE THEREOF BY THE GRANTORS HEREIN, THE GRANTEES HEREBY ASSUME AND AGREE TO PAY THE SAME.

I declare that I am the true and lawful owner of the within described property and that the within instrument conveys the entire title thereto, and I am in the actual possession thereof, and I have the right to convey the same as herein set forth. I am not in charge of the land to convey the same as herein set forth. Affiant

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever, R. H. BRAZZELL AND WIFE STELLA BRAZZELL, THEIR 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 unencumbered.

EXCEPT AS HEREIN MENTIONED

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said R. H. BRAZZELL AND WIFE, STELLA BRAZZELL, 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 R. H. BRAZZELL AND WIFE STELLA BRAZZELL do hereby transfer and convey unto H. E. MARLIN , Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.