WE , the said CLIFFORD T. KARL AND WIFE LINA KARL, , 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 CLIFFORD T. KARL AND WIFE LINA KARL, , 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, [illegible] 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 CLIFFORD T. KARL AND WIFE , LINA LARK. 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-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 OSCAR E. NORTH, 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 COMMERCE UNION BANK HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 17TH DAY OF OCTOBER 1939

ATTEST: (SEAL) COMMERCE UNION BANK

OSCAR E. NORTH, BY EDWATD POTTER JR., PRESIDENT

A. CASHIER

IN WITNESS WHEREOF WE THE SAID CLIFFORD T. KARL AND WIFE LINA KARL HAVE HEREUNT SET OUR HANDS AT NASHVILLE TENNESSEE, THIS 17TH DAY OF OCTOBER, 1939.

CLIFFORD T. KARL,

LINA KARL,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RENA B. REYNOLDS, , a Notary Public in and for said County and State, the within named CLIFFORD T. KARL AND WIFE LINA KARL,

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

And , 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 9 day of NOVEMBER 19 39.

My commission expires JAN. 11, 1940

(Seal) RENA B. REYNOLDS. Notary Public.

STATE OF TENNESSEE COUNTY OF DAVIDSON

ON THIS 9TH DAY OF NOVEMBER 1939, BEFORE ME RENA B. REYNOLDS, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY APPEARED EDWARD POTTER JR., AND OSCAR E. NORTH TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE PRESIDENT AND ASST. CASHIER RESPECTIVELY OF THE COMMERCE UNION BANK, A CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAIB CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF FIRECTORS AND THE SAID EDWARD POTTER JR. AND OSCAR E. NORTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE TENNESSEE ON THIS THE DAY AND DATE AFORESAID

(SEAL)

RENA B. REYHOLDS,

NOTARY PUBLIC

MY COMMISSION EXPIRES JAN. 11, 1940

U.S.R.S $3.00

RECEIVED NOVEMBER 10TH 1939 AT 12;25 P.M.

INSTALLMENT DEED

Book No. 794

FOR AND IN CONSIDERATION of the sum of TWELVE HUNDRED ($1200.00) - - - - - - - - DOLLARS of which SEVENTY FIVE ($75.00) - - - - - - - - - - - - DOLLARS has been paid in cash by PATTEN JOHNSON AND WIFE, LOUISE JOHNSON , the receipt of which is hereby acknowledged, and for the remainder OF ELEVEN HUNDRED TWENTY FIVE ($1125.00) - - - - - - - - - - - - - - - DOLLARS the said PATTEN JOHNSON AND WIFE, LOUISE JOHNSON HAVE EXECUTED THEIR 94 PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH. THE FIRST 93 OF SAID NOTES ARE FOR THE PRINCIPAL SUM OF $12.00 WHILE THE REMAINING OR THE LAST NOTE IS FOR THE SUM OF $9.00. ALL OF SAID NOTES ARE PAYABLE TO THE ORDER OF THOMAS A. JONES. THE FIRST NOTE IS DUE ON NOVEMBER 10, 1939, AND THE OTHERS ARE DUE ON THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID.

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, THOMAS A. JONES AND WIFE, EFFIE B. JONES have this day bargained and sold, and do hereby transfer and convey, unto the said PATTEN JOHNSON AND WIFE, LOUISE JOHNSON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING CITY NO. 1715 NORTH SIXTEENTH AVENUE, ON THE WEST SIDE OF SAID AVENUE, AND BEING THE SOUTHERN 50 FEET OF LOT NO. 348 IN MCGAVOCK'S ADDITION TO NASHVILLE, FRONTING 50 FEET ON HENDERSHOTT STREET AND RUNNING BACK BETWEEN PARALLEL LINES 170 FEET TO A 16 FOOT ALLEY AND BEING 250 FEET FROM SHORT STREET ON THE NORTH AND 300 FEET FROM WHELESS STREET ON THE SUTH, AND BEING THE SAME PROPERTY CONVEYED TO THOMAS A JONES AND WIFE BY DEED FROM MARTHA HAYNIE OF RECORD IN BOOK NO. 513, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said PATTEN JOHNSON AND WIFE, LOUISE JOHNSON, 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 unencumbered.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said PATTEN JOHNSON AND WIFE, LOUISE JOHNSON, 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 PATTEN JOHNSON AND WIFE, LOUISE JOHNSON do hereby transfer and convey unto DORRIS JONES , 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.