NO. 45513 RECORDED MAY 31, 1929. N.MCK.BRYAN TO ROBERT & MARINDA LINDSLEY.

Steger-Miller

INSTALLMENT DEED

AND SIXTY-SIX CENTS.

FOR AND IN CONSIDERATION of the sum of ($771.66) SEVEN HUNDRED AND SEVENTY-ONE DOLLARS/ DOLLARS
of which ($21.66) TWENTY-ONE DOLLARS AND SIXTY-SIX CENTS, DOLLARS has been paid in cash by
ROBERT AND MARINDA LINDSLEY, the receipt of which is hereby acknowledged, and for the remainder
($750.00) SEVEN HUNDRED AND FIFTY DOLLARS DOLLARS
the said ROBERT AND MARINDA LINDSLEY

HAVE THIS DAY EXECUTED AND DELIVERED THEIR JOINT AND SEVERAL PROMISSORY NOTES OF EVEN DATE HEREWITH FOR SAID SUM OF $750.00.
SAID NOTE IS PAYABLE TO THE ORDER OF N.MCK.BRYAN AS FOLLOWS:-
$15.00 ON THE 16TH DAY OF APRIL, 1929 AND 15.00 ON THE 16TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL THE WHOLE MATURES, AND PROVIDES UPON DEFAULT IN PAYMENT OF ANY ONE OR MORE INSTALLMENTS THE OWNER SHALL HAVE THE RIGHT TO ACCELERATE THE REMAINING INSTALLMENTS AND DECLARE THE WHOLE BALANCE THEN DUE AND PAYABLE INCLUDING REASONABLE ATTORNEY'S FEES.

The entire debt secured herein having been paid in full to us the lawful owners and holders thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This 20 day of May, 1929

GENERAL SECURITIES CO.,
By R.O. Lawrence Secretary
ATTEST:
Deputy Register

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

N.MCK.BRYAN AND WIFE DAISY SIMPSON BRYAN,

have this day bargained and sold, and do hereby transfer and convey, unto the said

ROBERT AND MARINDA LINDSLEY, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LOTS 26, 28, 30, 32, 34, AND 36 IN BLOCK "B1", OF THE HADLEY BEND CITY SUB-DIVISION OF THE HULME TRACT, IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY.

A MAP OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 421, ON PAGE 120 R.O.D.C.TENNESSEE.

SAID LOTS 26, 28, 30, 32,34,AND 36 IN BLOCK "B1", LIE ON THE WEST SIDE OF CUMBERLAND AVENUE, FRONTING THEREON 25 FEET EACH, 150 FEET COLLECTIVELY AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, BEING A PART OF THE PROPERTY CONVEYED TO ME BY W.F.NEES.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT AND MARINDA LINDSLEY, heirs and assigns, forever, WE covenant that WE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unincumbered EXCEPT TAXES WHICH THEY SHOULD HAVE PAID WE HAVING SOLD THIS PROPERTY TO THEM SOME YEARS AGO 216

WE further covenant and bind OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT AND MARINDA LINDSLEY, 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 ROBERT AND MARINDA LINDSLEY

do hereby transfer and convey unto JOHN C.BLACKWELL, 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 ROBERT AND MARINDA LINDSLEY, 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 THEIR INSURABLE VALUE, 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 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 ROBERT AND MARINDA LINDSLEY, 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 conveyence.

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 ROBERT AND MARINDA LINDSLEY OR 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 JOHN C.BLACKWELL 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 N.MCK.BRYAN AND DAISY SIMPSON BRYAN and ROBERT AND MARINDA LINDSLEY, hereunto set our hands at NASHVILLE, Tennessee, this the 16TH day of MARCH, 1929.

WITNESS TO ROBERT LINDSLEY
P.M.FRENCH
LEONARD NEESOM

HIS X MARK

NIEL MCKAY BRYAN
DAISEY SIMPSON BRYAN
ROBERT LINDSLEY
MARINDA LINDSLEY

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LUETTA MCMURTRY, a Notary Public in and for said County and State, the within-named N.MCK BRYAN AND WIFE DAISY SIMPSON Bryan the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And DAISY SIMPSON BRYAN, wife of the said N.MCK.BRYAN, having appeared before me privately and apart from HER husband, the said DAISY SIMPSON BRYAN, 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 21ST day of MARCH, 1929.

My commission expires on the 5 day of JAN, 1931. (Seal) LUETTA MCMURTRY
Notary Public.

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, P.A.SULLIVAN, a Notary Public in and for said County and State, the within-named ROBERT LINDSLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And MARINDA LINDSLEY, wife of the said ROBERT LINDSLEY, having appeared before me privately and apart from HER husband, the said MARINDA LINDSLEY, 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 OLD HICKORY, Tennessee, this 7 day of MAY, 1929.

My commission expires on the 18 day of APR, 1933. (Seal) P.A.SULLIVAN
Notary Public.

RECD MAY 29, 1929 AT 1.58 P M