NUMBER. 48153 RECORDE D JULY 30TH 1929.
SAM WOLF AND WIFE ET ALS.
TO DEED LESLIE BOWMAN ET UX.

Stamp-Tilling

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN HUNDRED ($2700.00) DOLLARS
of which TWO HUNDRED (200.00) DOLLARS has been paid in cash by
LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, the receipt of which is hereby acknowledged, and for the remainder
TWENTY FIVE HUNDRED (2500.00) DOLLARS
the said LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN HAVE THIS DAY EXECUTED TO THE ORDER
OF SAM WOLF AND H.FINEBERG TWO HUNDRED ($100) MONTHLY NOTES FOR THE SUM OF TWENTY FIVE
(25.00) DOLLARS EACH THE FIRST OF SAID NOTES FALLS DUE ONE MONTH AFTER DATE OF THIS ~~DEED~~
INSTRUMENT AND THE REMAINING NOTES MONTHLY CONSECTUTIVELY THEREAFTER.

I declare that I am the true and lawful holder of the claim secured by the instrument within mentioned, and hereby acknowledge the same to be fully paid. This 1st day of July 1929.
Attest: Catherine McLemore Deputy Register
H. Fineberg

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 WE SAM WOLF AND WIFE ESTHER WOLF , H.FINEBERG AND WIFE BECKY FINEBERG have this day bargained and sold, and do hereby transfer and convey, unto the said LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THE NORTHERLY ONE HALF OF lot no 3 of the subdivision of LOT NO. 4 OF THE ELIZABETH HARDING TRACT AS OF RECORD IN MINUTE BOOK 25 PAGE 453 CHANCERY COURT AT NASHVILLE FOR DAVIDSON COUNTY TENNESSEE.
SAID PART OF LOT NO 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MORENA STREET AND RUNS BACK BETWEEN PARALLEL LINES 162 ½ FEET TO AN ALLEY AND IS PART OF THE SAME PROPERTY CONVEYED TO SAM WOLF AND H. FINEBERG BY DEED FROM DORA BADER AS OF RECORD IN BOOK NO. 831 PAGE 401 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.
SAID PART OF LOT NO. 3 BEGINS AT A POINT ON THE SOUTHERLY LINE OF MORENA STREET FIFTY FEET EAST FROM THE NORTHEAST CORNER OF THE LAND CONVEYED BY SAM WOLF ET AL TO GEORGE A.SIMS AND WIFE BY DEED RECORDED IN BOOK 831 PAGE 401 R.O.D.C. TENNESSEE. AND EXTENDS EASTWARDLY parallel 50 FEET ALONG THE SOUTHERLY MARGIN OF MORENA STREET AND RUNS BACK BETWEEN LINES 162½ FEET TO AN ALLEY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, 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

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said LESLIE BOWMAN AND ELIZABETH BOWMAN, 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 LESLIE BOWMAN and wife Elizabeth Bowman

do hereby transfer and convey unto I. K.ABRAHAMS, 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 LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, 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 $ 1850.00 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 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 LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, 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 LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, 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 I .K.ABRAHAMS, 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 SAM, WOLF AND WIFE ESTHER WOLF AND H.FINEBERG AND BECKY FINEBERG and LESLIE BOWMAN AND WIFE ELIZABETH BOWMAN, hereunto set our hands at NASHVILLE, Tennessee, this the 1 day of JULY 1929.

LESLIE BOWMAN.
ELIZABETH BOWMAN.
H.FINEBERG.
BECKY FINEBERG.
SAM WOLF.
ESTHER WOLF.

Ack. before Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, B.F.FIELDS., a Notary Public in and for said County and State, the within-named LESLIE BOWMAN, H.FINEBERG. SAM WOLF. the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ELIZABETH BOWMAN, BECKIE FINEBERG, AND ESTHER WOLF, wi VES of the said LESLIE BOWMAN ,H.FINEBERG. SAM WOLF. having appeared before me privately and apart from THEIR husband S, the said LESLIE BOWMAN .H.FINEBERG. SAM WOLF., acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband S, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 10TH day of JULY., 1929.
My commission expires on the 1ST day of NOVEMBER, 1931. (Seal) B.F.FIELDS.
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 , 19 .
My commission expires on the day of , 19 . (Seal)
Notary Public.

RECEIVED,. JULY 27TH 1929. AT 10.08 A.M.