NUMBER,,, 48227... SAM F.COLEMAN, ET UX, TO LITTLETON OTHA BURROUGHS,,
RECORDED AUG,, 16,1929.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of THIRTY TWO HUNDRED FIFTY AND NO/100THS, ($3250.00), DOLLARS
of which FIVE HUNDRED AND NO/100THS, ($500.00), DOLLARS has been paid in cash by
LITTLE OTHA BURROUGHS, , the receipt of which is hereby acknowledged, and for the remainder
EIGHTEEN HUNDRED AND NO/100THS,($1800.00), DOLLARS
the said LITTLE TON OTHA BURROUGHS, HAS THIS DAY ASSUMED AND AGREED TO PAY A NOTE IN THE SUM OF EIGHTEEN HUNDRED AND NO/100THS, ($1800.00),DOLLARS,DATED FEBRUARY,1ST,1929,DUE THREE YEARS AFTER DATE,,AND SECURED BY DEED OF TRUST TO E.E.MURREY,TRUSTEE,RECORDED IN BOOK,NO, 706,PAGE,,357,REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE..AND FOR THE REMAINDER NINE HUNDRED FIFTY AND NO/100THS,,($950.00),DOLLARS,THE SAID LITTLETON OTHA BURROUGHS,HAS THIS DAY EXECUTED AND DELIVERED HIS TWENTY-FOUR (24)PROMISSORY NOTES,,OF EVEN DATE HEREWITH,THE FIRST TWENTY THREE (23),OF ~~OF~~ SAID NOTES ARE EACH IN THE SUM OF FORTY AND NO/100THS,($40.) DOLLARS AND THE TWENTY FOURTH (24TH),NOTE IS IN THE SUM OF THIRTY AND NO/100THS, ($30.00) DOLLARS,PAYABLE TO THE ORDER OF SAM F.COLEMAN AND WIFE,DARTHEA TUCKER COLEMAN,THE FIRST ONE OF SAID NOTES IS DUE AND PAYABLE ON OR BEFORE SEPTEMBER,,1ST,1929,AND ONE MONTHLY AND CONSECUTIVELY,THEREAFTER UNTILALL OF SAID NOTES MATURE.,

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 F.COLEMAN AND WIFE,DARTHEA TUCKER,COLEMAN,

have this day bargained and sold, and do hereby transfer and convey, unto the said
LITTLETON OTHA BURROUGHS,,HIS, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WESTERLY HALF OF LOT NO,40,ON THE PLAN OF WEST END ANNEX,AS SUBDIVIDED BY SYLVAN PARKLAND COMPANY,AS OF RECORD IN BOOK,NO,,332,PAGE,61,REGISTERS OFFICE FOR SAID COUNTY. SAID PART OF LOT NO,40 FRONTS 50 FEET ON THE NORTHERLY SIDE OF COLORADO AVENUE,FORMERLY 9TH,STREET,,ANDRUNS BACK BETWEEN PARALLEL LINES,,162.9 FEET TOAN ALLEY.BEING A PART OF THE SAME PROPERTY CONVEYED TO SAM F.COLEMAN,AND WIFE,DARTHEA TUCKER COLEMAN,BY DEED FROM GEORGIA BLAIR, OF RECORD IN BOOK,NO,831,PAGE,,568,SAID REGISTERS OFFICE.THE PURCHASER HEREBY ~~BY~~ ASSUMES AND AGREES TO PAY TAXES FOR THE YEAR 1929,ASSESSED AGAINST SAID PROPERTY,THE SAME HAVING BEEN PRO-RATED,,AS OF DATE HEREOF.....

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 22 day of Oct 1951. 1951.

Attest: C. McKinstry DEPUTY REGISTER Sam F. Coleman.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said
LITTLETON OTHA BURROUGHS,,HIS, , 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 LITTLE TON OTHA BURROUGHS,,HIS, 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 ME, in hand paid I, , the said LITTLETON OTHA BURROUGHS,,AN UNMARRIED MAN,

do hereby transfer and convey unto R.W.BRATTON, , Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.

I, the said LITTLETON OTHA BURROUGHS, , 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 $ 2500.00 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.

I, 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 I, 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 I, , the said LITTLETON OTHA BURROUGHS, , 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 I, 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, I, 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.

I, 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. 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 LITTLETON OTHA BURROUGHS, 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 R.W.BRATTON, 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 F.COLEMAN AND WIFE,DARTHEA TUCKER COLEMAN, and LITTLETON OTHA BURROUGHS, at NASHVILLE, , Tennessee, this the 25TH, day of JULY, , 19 29. , hereunto set our hands

SAM F.COLEMAN,
DARTHEA TUCKER COLEMAN
LITTLETON OTHA BURROUGHS.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, PERRY BURTON,JR, , a Notary Public in and for said County and State, the within named AS UNMARRIEDMAN, SAM F.COLEMAN AND WIFE,DARTHEA TUCKER COLEMAN, AND LITTLETON OTHA BURROUGHS, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY, executed the within instrument for the purposes therein contained.

And DARTHEA TUCKER COLEMAN, SAM F.COLEMAN, , wi FE, of the said having appeared before me privately and apart from HER, husband , the said DARTHEA TUCKER COLEMAN, , 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 26 day of JULY, , 1929.

My commission expires on the 7/7 /31 day of , 19 . (Seal) PERRY BURTON,JR,

Notary Public.

RECD. JULY,29,1929, AT 3:10 P.M.