NUMBER 56980 RECORDED MARCH 17 1930 H.L.SLONECKER ET UX TO ELSIE MAY L ANE ETUX

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($250.00) TWO HUNDRED FIFTY AND NO/100 DOLLARS
of which TWENTY ($20.00) AND NO/100 DOLLARS has been paid in cash by
ELSIE MAY LANE , receipt of which is hereby acknowledged, and for the remainder
OF TWO HUNDRED THIRTY ($230.00) AND NO/100 DOLLARS
the said ELSIE MAY LANE AND HUSBAND DUGLAS LANE

HAVE EXECUTED THEIR TWENTY NINE (29) PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF H.L.SLONECKER, AS FOLLOWS

THE FIRST TWENTY EIGHT (28) NOTES ARE FOR THE SUM OF EIGHT ($8.00) DOLLARS, EACH AND THE LAST NOTE IS FOR THE SUM OF SIX ($6.00) DOLLARS THE FIRST NOTE IS DUE ON OR BEFORE THE 1ST DAY OF APRIL 1930 AND ONE NOTE MATURES ON OR BEFORE THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL OF SAID NOTES SHALL HAVE MATURED;

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, H.L.SLONECKER AND WIFE STELLA MAY SLONECKER.

have this day bargained and sold, and do hereby transfer and convey, unto the said ELSIE MAY LANE,(WIFE OF DUGLAS LANE) ,HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE SOUTHERLY HALF (½) OF LOT NO 185 ON THE PLAN OF MAPLEWOOD HEIGHTS, SECOND SUBDIVISION,A PLAN OF WHICH IS OF RECORD IN BOOK NO 547 PAGES 103 AND 104 REGISTERS OFFICE DAVIDSON COUNTY,TENNESSEE

SAID SOUTHERLY HALF (½) OF LOT NO 185 FRONTS FIFTY (50) FEET ON THE EAST SIDE OF HUTSON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES,250 FEET TO A DEAD LINE,AND BEING PART OF THE SAME PROPERTY CONVEYED BY DEED RECORDED IN BOOK 635 PAGE 536 AND THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED FROM J.E.SAUNDERS AND WIFE FLORENCE SAUNDERS

AS OF RECORD IN BOOK NO 767 PAGE 284 RESPECTIVELY OF THE R.O.D.C TENNESSEE.,

PURCHASER ASSUMES AND AGREES TO PAY 1930 TAXES HEREON.,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ELSIE MAY LANE, WIFE OF DUGLAS LANE ,HER , 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. EXCEPT '30 TAX.,

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ELSIE MAY LANE, HER 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 IN HAND PAID WE, the said ELSIE MAY LANE AND HUSBAND DUGLAS LANE BOTH OF LAWFUL AGE do hereby transfer and convey unto BISCOE GRIFFITH., , 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 ELSIE MAY AND DULGAS LANE., , 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 $ 200.00 till the notes above referred to 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 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 the 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 ELSIE MAY & DUGLAS LANE, 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.

WITHIN THIRTY DAYS AFTER

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 ELSIE MAY LANE ,HER., 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 Trustee, shall be vested in said successor. BISCOE GRIFFITH.,

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.L.SLONECKER AND WIFE STELLA MAY SLONECKER and ELSIE MAY LANE AND HUSBAND DUGLAS LANE, hereunto set our hands at NASHVILLE, Tennessee, this the 10 day of MARCH ,19 30

H.L.SLONECKER
STELLA MAY SLONECKER
ELSIE MAY LANE
DOUGLAS LANE

WITNESS TO MARK
BISCOE GRIFFITH.
W.RUFUS PARDUE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.RUFUS PARDUE, a Notary Public in and for said County and State, the within named H.L.SLONECKER AND WIFE STELLA MAY SLONECKER, AND ELSIE MAY LANE AND HUSBAND DUGLAS LANE the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And STELLA MAY SLONECKER AND ELSIE MAY LANE, wi VES of the said H.L.SLONECKER & DUGLAS LANE RESPECTIVELY. having appeared before me privately and apart from THEIR husband S, the said STELLA MAY SLONECKER & ELSIE MAY LEN, 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 14 day of MARCH, 19 30

My commission expires on the 12 day of OCT, 1931. (Seal) W.RUFUS PARDUE
Notary Public.

REC'D MARCH 15,1930 AT 10:35 A.M.