NO. 96404 RECORDED MARCH 17, 1930. MILLARD G. ASHBURN ET UX TO JOE B.HASKINS,ET UX.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY AND NO/100 ($750.00) DOLLARS
of which ONE HUNDRED AND NO/100 ($100.00) DOLLARS has been paid in cash by
JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, , receipt of which is hereby acknowledged, and for the remainder
SIX HUNDRED FIFTY AND NO/100 ($650.00) DOLLARS
the said JOE B.HASKINS AND WIFE, ELIZA J.HASKINS,

HAVE EXECUTED THEIR 43 JOINT PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF MILLARD G. (M.G.) ASHBURN, THE FIRST OF SAID NOTES FALLING DUE APRIL 11, 1929, AND ONE EACH MONTH THEREAFTER UNTIL ALL ARE PAID, 42 OF SAID NOTES BEING FOR THE SUM OF $15.00 EACH AND THE 43RD. OR LAST NOTE FOR $20.00.

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, MILLARD G.ASHBURN AND WIFE, ETHEL ASHBURN,

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

JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 1418 AND 1420 OF BLOCK NO.54 , PLAN NO.2, WEST NASHVILLE, WHICH IS OF RECORD IN BOOK NO.57, PAGE 172, R.O.D.C.TENNESSEE.

SAID LOTS NOS. 1418 AND 1420 JOIN AND FRONT EACH 25 FEET ON THE SOUTHERLY SIDE OF NEW YORK AVENUE AND EXTEND BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO MILLARD G.ASHBURN AND WIFE, BY DEED OF H.M.WALDEN AND WIFE,DATED APRIL 4,1925, AND RECORDED IN BOOK NO.777, PAGE 575, R.O.D.C.TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

THE AFORESAID JOE B.HASKINS AND WIFE ASSUME AND AGREE TO PAY ALL STATE, COUNTY, AND CITY TAXES FOR THE YEAR 1929. WHICH HAVE BEEN OR MAY BE ASSESSED AGAINST THE WITHIN DESCRIBED PROPERTY.

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

JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, 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 JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, 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 JOE B.HASKINS AND WIFE, ELIZA J.HASKINS,

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

WE , the said JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, , 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 $ 800.00 until the notes herein secured are fully paid, and to have the loss, if any, payable to the 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 assessments thereon, and to pay them when due; and in case WE fail or 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 amount of the expenditure as part of the indebtedness secured herein, the same to bear interest from the date of such payment.

Now, if WE , the said JOE B.HASKINS AND WIFE ELIZA J.HASKINS, , 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.

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 JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, 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 Trustee, shall be vested in said successor. R.L.KENNEDY,

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 MILLARD G.ASHBURN AND WIFE, ETHEL ASHBURN, and JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, , hereunto set our hands at NASHVILLE , Tennessee, this the 11TH day of MARCH ,19 29.

MILLARD G.ASHBURN
ETHEL ASHBURN
JOE B.HASKINS
ELIZA J.HASKINS

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H.J.LOVELACE, , a Notary Public in and for said County and State, the within-named MILLARD G.ASHBURN AND WIFE, ETHEL ASHBURN & JOE B.HASKINS AND WIFE, ELIZA J.HASKINS, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ETHEL ASHBURN AND ELIZA J.HASKINS, , wives of the said MILLARD G.ASHBURN AND JOE B.HASKINS, having appeared before me privately and apart from THEIR, husbands, the said ETHEL ASHBURN AND ELIZA J.HASKINS, , acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husbands, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE , Tennessee, this 11TH day of MARCH , 19 29.

My commission expires on the 7TH day of JULY , 1931 . (Seal) H.J.LOVELACE
Notary Public.

RECD MARCH 1, 1930 AT 9.34 A.M.