NO. 68109 RECORDED DEC. 29, 1930. W. D. HIRSHBRUNNER, ET UX TO LOU ELLA HAZLEWOOD.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE HUNDRED AND NO/100 ($2500.00) DOLLARS
of which FOURTEEN HUNDRED AND NO/100 ($1400.00) DOLLARS has been paid in cash by
LOU ELLA HAZLEWOOD, receipt of which is hereby acknowledged, and for the remainder
ELEVEN HUNDRED AND NO/100 ($1100.00) DOLLARS
the said LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD,

HAVE EXECUTED THEIR 44 JOINT PROMISSORY NOTES IN THE SUM OF $25.00 EACH PAYABLE TO W. D. HIRSHBRUNNER, THE NOTES BEING OF EVEN DATE WITH THIS DEED, THE FI ST OF SAID NOTES FALLS DUE JANUARY 20, 1931 AND ONE ON THE 20TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID, THESE NOTES BEAR NO INTEREST UNLESS ALLOWED TO RUN PAST DUE,

all of said notes; 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, W. D. HIRSHBRUNNER AND WIFE MARY MAUDE HIRSHBRUNNER,
have this day bargained and sold, and do hereby transfer and convey, unto the said LOU ELLA HAZLEWOOD, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING AT A POINT IN THE EASTERN MARGIN OF THE 11TH. STREET EXTENDED AS LAID OUT IN PLAN NO. 1 OF WEST NASHVILLE, WHICH PLAN IS OF RECORD IN BOOK NO. 57, PAGES NOS. 74 & 75, R.O.D.C., TENNESSEE.

SAID POINT BEING THE SOUTHEAST CORNER OF THE SAID 11TH. STREET, NOW 51ST. AVENUE NORTH, AND ELKINS AVENUE; RUNNING THENCE EASTWARDLY ALONG THE SOUTH MARGIN OF ELKINS AVENUE 90 FEET TO A POINT; THENCE SOUTHWARDLY AND PARALLEL WITH 11TH. STREET 180 FEET TO THE NORTH MARGIN OF AN ALLEY; THENCE WESTWARDLY ALONG THE NORTHERLY MARGIN OF SAID ALLEY AND PARALLEL WITH ELKINS AVENUE 90 FEET TO THE EASTERN MARGIN OF 11TH. STREET; THENCE NORTHWARDLY ALONG THE EASTERN MARGIN OF 11TH. STREET 180 FEET TO THE POINTOF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO W. D. HIRSHBRUNNER AND WIFE BY DEED OF L. C. ASHBURN AND WIFE DATED JULY 8, 1921 AND RECORDED IN BOOK 581, PAGE 11, R.O.D.C., TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

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

AND WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said LOU ELLA HAZLEWOOD, 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 to US in hand paid WE, the said LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD do hereby transfer and convey unto R. L. KENNEDY, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.

WE, the said LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD, 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 $ 1000.00 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 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 LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD, 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 LOU ELLA HAZLEWOOD, 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 R. L. KENNEDY 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 W. D. HIRSHBRUNNER AND WIFE, MARY MAUDE HIRSHBRUNNER, and LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD, hereunto set our hands at NASHVILLE, Tennessee, this the 20TH day of DECEMBER, 1930.

W. D. HIRSBRUNNER
MARY MAUDE HIRSBRUNNER
LOU ELLA HAZLEWOOD
W. T. HAZLEWOOD

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE V. STEPHENS, a Notary Public in and for said County and State, the within-named W. D. HIRSHBRUNNER AND WIFE MARY MAUDE HIRSHBRUNNER, & LOU ELLA HAZLEWOOD AND HUSBAND, W. T. HAZLEWOOD the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARY MAUDE HIRSHBRUNNER & LOU ELLA HAZLEWOOD, wIVES of the said W. D. HIRSHBRUNNER & W. T. HAZLEWOOD having appeared before me privately and apart from THEIR husbandS, the said MARY MAUDE HIRSHBRUNNER & LOU ELLA HAZLEWOOD, 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 22ND day of DECEMBER, 1930.

My commission expires on the 17TH day of OCTOBER, 1930. (Seal) LOUISE V. STEPHENS
Notary Public.

RECEIVED DEC. 26, 1930, AT 11:40 A. M.