INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED AND 00/100.... DOLLARS of which THREE HUNDRED ($300.00) DOLLARS has been paid in cash by ARLISHA WIGFALL , receipt of which is hereby acknowledged, and for the remainder THREE HUNDRED ($300.00) ..... DOLLARS the said ARLISHA WIGFALL HAS EXECUTED HER TWELVE (12) PROMISSORY NOTES FOR THE SUM OF TWENTY FIVE ($25.00) DOLLARS EACH, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF THE STAR REALTY & INVESTMENT COMPANY, DATED FEBRUARY 2ND, 1931. THE FIRST ONE OF ~~THE~~ SAID NOTES FALLS DUE ON THE SECOND DAY OF MARCH 1931, AND THE OTHERS ONE ON THE SECOND DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE DUE.

The entire debt secured herein having been paid in full to us the lawful owners and holders thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This ... day of ... 19...

GENERAL SECURITIES CO.

By ... Secretary

ATTEST: ... Deputy Register

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 THE STAR REALTY & INVESTMENT COMPANY , A CORPORATION CHARTERED AND OPERATING UNDER THE LAWS OF THE STATE OF TENNESSEE. HAS ~~have~~ this day bargained and sold, and do hereby transfer and convey, unto the said ARLISHA WIGFALL, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 IN O. H. MENEES' SUBDIVISION OF LOTS NOS. 32-33 AND 34 OF THE BOYD MCNAIRY PLAN OF LOTS, IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH SUBDIVISION IS RECORDED IN BOOK 57, PAGE 89 OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTH SIDE OF HEFFERMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.
BEING PART OF THE PROPERTY CONVEYED TO THE STAR REALTY AND INVESTMENT COMPANY, BY DEED FROM E. W. ANDERSON AND WIFE , OF RECORD IN BOOK 589, PAGE 123, SAID REGISTER'S OFFICE.

The entire debt secured herein having been paid in full to us the lawful owners and holders thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This 10 day of February 1931

GENERAL SECURITIES CO.,

By ... Secretary

ATTEST: ... Deputy Register

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ARLISHA WIGFALL HER, STAR REALTY & INV. CO., , heirs and assigns, forever, THE / covenants that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. ITS SUCCESSORS AND ASSIGNS

IT further covenants and binds IT SELF AND ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said ARLISHA WIGFALL 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 ME in hand paid , the said ARLISHA WIGFALL

~~I~~ IS hereby transfers and conveys unto W. B. MARR , 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.

I , the said ARLISHA WIGFALL , 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 $ 600.00 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 ARLISHA WIGFALL , 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 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 IF 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 sucessor 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 in 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. I 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 ARLISHA WIGFALL , 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 sucessor to execute this trust by any instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to W. B. MARR. 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 STAR REALTY & INVESTMENT COMPANY HAS CAUSED ITS CORPORATE NAME XXXX TO BE HEREUNTO SUBSCRIBED BY DR. W. A. REED, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED ~~Tennessee, this the~~ BY DR. J. ~~day of~~ A. MCMILLAN ITS SECRETARY ~~hereunto set our hands~~ ON THIS THE 2ND DAY OF OF FEBRUARY, 1931 . THE STAR REALTY & INVESTMENT CO. BY DR. W. A. REED, PRESIDENT.
(SEAL) ATTEST: BY J. A. MCMILLAN SECY.
SECRETARY ARLISHA WIGFALL

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. D. HAWKINS , a Notary Public in and for said County and State, the within named ARLISHA WIGFALL AN UN MARRIED WOMAN the bargainor , with whom I am personally acquainted, and who acknowledged that SHE 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 NASHVILLE , Tennessee, this ---- day of FEBRUARY , 1931
My commission expires on the XXX 5TH day of JANUARY . 1932. (Seal) W.D. HAWKINS
Notary Public.

STATE OF TENNESSEE. COUNTY OF DAVIDSON.... BEFORE ME W. D.HAWKINS A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED DR. W. A. REED AND DR. J. A. MCMILLAN WITH WHOM I AM PERSONALLY ACQUAINTED AND UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE STAR REALTY & INVESTMENT CO., ONE OF THE WITHIN NAMED BARGAINORS, A CORPORATION AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGO NG INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY SAID DR. W. A. REED, PRESIDENT AND AFFIXING ITS CORPORATE SEAL THERETO AND ATTESTING SAME BY SAID DR. J. A. MCMILLAN, SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENN THIS THE 3RD DAY OF FEBRUARY 1931 .
(SEAL) W. D. HAWKINS, NOTARY PUBLIC

MY COM. EX. JAN. 5TH 1932
REC'D FEB 4TH 1931 AT 10;30 A. M.

STEGER-MILLER, NASHVILLE