NO. 2688 RECORDED APRIL 10, 1931. B. CARMICHAEL ET UX TO W. M. WHITE.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $4250.00 FORTY TWO HUNDRED FIFTY & 00/100 DOLLARS of which ONE THOUSAND & 00/100 ($1000.00) DOLLARS has been paid in cash by W. M. WHITE, PART OF , receipt of which is hereby acknowledged, and for the remainder TWENTY ONE HUNDRED FIFTY & 00/100 DOLLARS the said W. M. WHITE

I HAS ASSUMED AND AGREES TO PAY A NOTE FOR $2150.00, DATED FEBRUARY 21ST, 1931, FALLING DUE THREE YEARS FROM DATE, AND BEARING INTEREST FROM DATE AT THE RATE OF 6% PER ANNUM, PAYABLE SEMI-ANNUALLY, SAID NOTE BEING SIGNED BY B. CARMICHAEL AND WIFE, GEORGIA B. CARMICHEAL AND secured by deed of trust from the said B. Carmichael and wife, Georgia B. Carmichael TO CHAS. F. LOVELL, TRUSTEE, APPEARING OF RECORD IN BOOK 807, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND FOR THE REMAINDER, OR $1100.00, THE SAID W. M. WHITE HAS EXECUTED THIRTY SEVEN ~~PRINCIPAL~~ PRINCIPAL PROMISSORY NOTES, ALL DATED MARCH 28TH, 1931, THE FIRST THIRTY SIX OF WHICH ARE FOR THE SUM OF $30.00 EACH, AND THE THIRTY-SEVENTH, OR LAST, NOTE BEING FOR THE SUM OF $20.00, ALL OF SAID NOTES BEARING INTEREST FROM DATE AT THE RATE OF 6% PER ANNUM, BUT THE INTEREST HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE, MAKING THE FIRST NOTE FOR THE SUM OF $35.50, AND THE OTHERS, DECREASING BY THE SUM OF 15¢ EACH MONTH, THE LAST NOTE BEING FOR THE SUM OF $20.10, THE FIRST ONE OF SAID NOTES FALLING DUE APRIL 28TH, 1931, AND THE OTHERS, ONE ON THE 28TH DAY OF EACH SUCCEEDING MONTH THEREAFTER, UNTIL ALL ARE PAID, AND ALL OF SAID NOTES BEING PAYABLE TO THE ORDER OF B. CARMICHAEL, AND ALL OF SAID NOTES 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

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the same in full. This ... day of ..., 1934.

Attest: ... CLERK.

WE, B. CARMICHAEL AND WIFE, GEORGIA B. CARMICHAEL

have this day bargained and sold, and do hereby transfer and convey, unto the said W. M. WHITE, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 144 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 144 FRONTS 50 FEET ON THE WESTERLY SIDE OF 37TH AVENUE, NORTH, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID B. CARMICHAEL BY P. S. HOSALE, TRUSTEE, BY DEED OF RECORD IN BOOK 866, PAGE 554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 W. M. WHITE, 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 unencumbered. EXCEPT AS HEREIN STATED.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said W. M. WHITE, 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 W. M. WHITE

do hereby transfer and convey unto CHAS. F. LOVELL, , 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 W. M. WHITE , 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 $ ----- 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 W. M. WHITE , 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, 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 W. M. WHITE 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 CHAS. F. LOVELL 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 B. CARMICHAEL AND WIFE, GEORGIA B. CARMICHAEL and W. M. WHITE at NASHVILLE , Tennessee, this the 28TH day of MARCH , hereunto set our hands , 1931.

GEORGIA B. CARMICHEAL
B. CARMICHAEL

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. H. TIDMAN , a Notary Public in and for said County and State, the within named B. CARMICHAEL AND WIFE, GEORGIA B. CARMICHAEL the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And GEORGIA B. CARMICHEAL, WIFE of the said B. CARMICHAEL having appeared before me privately and apart from HER husband , the said GEORGIA B. CARMICHAEL , 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 9TH day of APRIL , 1931

My commission expires on the 9 day of JULY , 1933. (Seal) J. H. TIDMAN

Notary Public.

RECEIVED APRIL 9, 1931, AT 3:30 P. M.

STEGER-MILLER, NASHVILLE