NUMBER 5047 RECORDED JUNE 16,1931 J.R. SMITHSON ,ET UX TO E.D. POTTS, ET UX

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND ($2000.00) AND NO/100 - - DOLLARS of which TWO HUNDRED ($200.00) AND NO/100 DOLLARS has been paid in cash by E.D. POTTS AND WIFE, BLANCHE O.POTTS , receipt of which is hereby acknowledged, and for the remainder EIGHTEEN ($1800.00) HUNDRED AND NO/100 - - - - - DOLLARS the said E.D. POTTS AND WIFE BLANCHE O.POTTS HAVE AGREED TO ASSUME AND PAY THE REMAINING INDEBTEDNESS DUE THE TENNESSEE BUILDING AND LOAN ASSOCIATION,WHICH AMOUNTS TO $1101.13 PAYABLE $16.25 PER MONTH, AND FURTHER THE SAID E.D. POTTS AND WIFE, BLANCHE O.POTTS, HAVE EXECUTED AND DELIVERED THEIR 14 LIEN PROMISSORY NOTES,PAYABLE TO THE ORDER OF J.R. SMITHSON, OF EVEN DATE HEREWITH; 13 OF SAID NOTES ARE FOR THE SUM OF $50.00 EACH AND ONE (THE LAST NOTE) IS FOR THE SUM OF $48.87.THE FIRST ONE OF SAID NOTES WILL BE DUE TWO YEARS AFTER DATE, AND THE OTHERS, ONE EACH YEAR RESPECTIVELY THEREAFTER UNTIL ALL ARE PAID;

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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, J.R. SMITHSON AND WIFE, JENNETTE MAY SMITHSON

have this day bargained and sold, and do hereby transfer and convey, unto the said E.D. POTTS AND WIFE, BLANCHE O.POTTS,THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.6 OF ZACK Q.MYERS SUBDIVISION OF PART OF THE WOOD PROPERTY, AS OF RECORD IN BOOK 547, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF GREENWOOD AVENUE, OR EDGAR STREET, AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO EDNA C. FERRELL BY DEED FROM ZACK Q.MYERS AND WIFE, OF RECORD IN BOOK 836,PAGE 210, SAID REGISTER'S OFFICE; AND BEING FURTHER THE SAME PROPERTY CONVEYED BY SAID EDNA C. FERRELL AND HUSBAND, R.A. FERRELL,TO SAID J.R. SMITHSON AND WIFE, JENNETTE MAY SMITHSON, BY DEED OF DATE JULY 13,1929, AND OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON CO., TENN., TO WHICH REFERENCE IS HERE MADE. SAID DEED IS RECORDED IN BOOK 782, PAGE 124, R.O.D.C.TENN.

THE GRANTEES HEREIN AGREE TO ASSUME AND PAY THE TAXES 1930 AND 1931.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said E.D. POTTS AND WIFE, BLANCHE O.POTTS,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 unencumbered. EXCEPT AS HEREIN MENTIONED.

WE further covenant and bind OURSELVES ,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said E.D. POTTS AND WIFE, BLANCHE O.POTTS,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 E.D. POTTS AND WIFE, BLANCHE O.POTTS do hereby transfer and convey unto MAX BENZ, JR , 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 E.D. POTTS AND WIFE, BLANCHE O.POTTS , 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 $ 1500.00 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 E.D. POTTS AND WIFE, BLANCHE O.POTTS , 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 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.

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 E.D. POTTS AND WIFE, BLANCHE O. POTTS , 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 MAX BENZ JR 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 J.R. SMITHSON AND WIFE, JENNETTE MAY SMITHSON and E.D. POTTS AND WIFE, BLANCHE O.POTTS , hereunto set our hands at NASHVILLE , Tennessee, this the 10TH day of JUNE ,1931 XXXXX .

J.R. SMITHSON
JENNETTE MAY SMITHSON
E.D. POTTS
BLANCHE O. POTTS

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ERNEST W. BENZ , a Notary Public in and for said County and State, the within named J.R. SMITHSON AND WIFE, JENNETTE MAY SMITHSON AND E.D. POTTS AND WIFE, BLANCHE O.POTTS the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And JENNETTE MAY SMITHSON AND BLANCHE QPOTTS , wives of the said J.R. SMITHSON AND E.D. POTTS RESPECTIVELY having appeared before me privately and apart from THEIR husband S , the said JENNETTE MAY SMITHSON AND BLANCHE O. POTTS , 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 16TH day of JUNE, , 193 1.

My commission expires on the XXX 10 day of XXXXX 17/31. , 19 / / . (Seal) ERNEST W. BENZ

REC'D JUNE 16,1931 AT 1:55 P.M. Notary Public.

STEGER-MILLER, NASHVILLE