 NUMBER 10438 RECORDED NOV. 5TH 1931 A. J. LINX, TR G. W. MCMAHON ET UX,

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $160.00 ONE HUNDRED AND 00/100 DOLLARS of which FORTY ($40.00) DOLLARS has been paid in cash by G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED TWENTY AND 00/100 ($120.00) DOLLARS the said G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON HAVE EXECUTED AND DELIVERED 4 NOTES IN THE SUM OF $30.00 EACH PAYABLE IN 6, 12, 18 AND 24 MONTHS AFTER DATE OF THIS DEED, SAID NOTES BEING SIGNED BY THE GRANTEE AND PAYABLE TO ORDER OF A. J. LINX, TRUSTEE

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 A. J. LINX, TRUSTEE

have this day bargained and sold, and do hereby transfer and convey, unto the said G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 28 AND 29 IN BLOCK I AND LOT NO. 23 IN BLOCK F ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, AS THE SAME APPEARS OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOTS NOS. 28 AND 29 IN BLOCK I FRONT 50 FEET EACH ON THE SOUTH SIDE OF ELM STREET AND EACH RUN BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. SAID LOT NO. 23 IN BLOCK F. FRONTS 50 FEET ON THE NORTH SIDE OF ELM STREET, AND RUNS BACK NORTHERLY BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. AND BEING PART OF THE SAME PROPERTY CONVEYED TO A. J. LINX, TRUSTEE BY DEED FROM JOSEPH R. WEST, CLERK & MASTER OF RECORD IN BOOK 881, PAGE 497, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

H. B. JORDAN AN UNMARRIED MAN, BEING THE LAWFUL OWNER AND HOLDER OF THE INDEBTEDNESS DESCRIBED AND REFERRED TO IN THE DEED OF TRUST EXECUTED BY A. J. LINX, TRUSTEE, TO H. B. JORDAN TRUSTEE, OF RECORD IN BOOK 717, PAGE 117, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JOINS IN THIS CONVEYANCE ON THE PROPERTY DESCRIBED IN THIS DEED. and hereby release and discharge the lien of this conveyance

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT TAXES FOR 1931 WHICH GRANTOR AGREES TO PAY WHEN DUE

I further covenant and bind MYSELF, MY HEIRS AND MY SUCCESSORS IN TRUST to warrant and forever defend the title to said real estate to said G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON 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 G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON

do hereby transfer and convey unto LOUIS R. LINX, 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 declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 4 day of Nov., 1933.

Attest: A. J. Linx Trustee

WE, the said G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, 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.

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 G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, 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 G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON 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-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor 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 LOUIS R. LINX, 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 A. J. LINX, TRUSTEE, H. B. JORDAN and G. W. MCMAHON AND WIFE FANNIE MAY MCMAHON, hereunto set our hands at NASHVILLE, Tennessee, this the 5TH day of NOVEMBER, 1931

A. J. LINX, TRUSTEE
H. B. JORDAN
G. W. MCMAHON
FANNIE MAY MCMAHON

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E. CARLSON, a Notary Public in and for said County and State, the within named A. J. LINX, TRUSTEE, H. B. JORDAN G. W. MAMAHON AND WIFE FANNIE MAY MCMAHON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And FANNIE MAY MCMAHON, wife of the said G. W. MCMAHON having appeared before me privately and apart from HER husband, the said FANNIE MAY MCMAHON, 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 5TH day of NOV. 1931

My commission expires on the 23 day of JAN. 1933. (Seal) EDWIN E. CARLSON

Received on the 5TH day of NOV. 1931, AT 12;20 P. M. Notary Public.

FOSTER & PARKER CO., NASHVILLE