NUMBER 15816 RECORDED APRIL 14,1932 W.T. DRENNAN,ET UX TO BEN A. WILSON,,ET UX

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY AND NO/100 ($250.00) DOLLARS of which THIRTY AND NO/100THS ($30.00) DOLLARS has been paid in cash by BEN A. WILSON, receipt of which is hereby acknowledged, and for the remainder TWO HUNDRED TWENTY AND NO/100THS ($220.00) DOLLARS, the said BEN A. WILSON HAS EXECUTED AND DELIVERED HIS FIFTEEN (15) PROMISSORY NOTES, OF EVEN DATE HEREWITH, FOURTEEN (14) OF SAID NOTES ARE EACH IN THE SUM OF FIFTEEN AND NO/100THS ($15.00) DOLLARS AND ONE (1) IN THE SUM OF TEN AND NO/100THS ($10.00) DOLLARS, PAYABLE TO THE ORDER OF W.T. DRENNON. THE FIRST ONE OF SAID NOTES FALLS DUE ON THE 22ND DAY OF MAY,1932 AND ONE ON THE 22ND DAY OF JULY,SEPTEMBER, NOVEMBER, JANUARY AND MARCH UNTIL ALL HAVE BEEN PADD

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, W.T. DRENNON AND WIFE, BERNADENA DRENNON

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

BEING LOT NO.23 ON THE PLAN OF LEEK SUBDIVISION OF THE ARTHUR TRACT, AS OF RECORD IN BOOK NO. 547,PAGE 54, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. SAID LOT NO.23 FRONTS 79½ FEET ON THE EASTERLY SIDE OF MYRTLE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY, AND SHOWS 79 FEET ON SAID ALLEY. BEING THE SAME PROPERTY CONVEYED TO US BY DEED OF J.W. LEEK, TRUSTEE, RECORDED IN BOOK NO.888, PAGE 413, OF REGISTER'S OFFICE FOR DAVIDSON CO UNTY, TENNESSEE

THE PURCHASER HEREBY ASSUMES AND AGREE TO PAY THE TAXES FOR THE YEAR 1932.

I,THOS. H.WARREN JOIN HEREIN FOR THE PURPOSE OF AND DO HEREBY QUIT CLAIM UNTO THE SAID BEN A. WILSON, ANY RIG HT, TITLE AND INTEREST I MAY HAVE IN AND TO THE WITHIN DESCRIBED PROPERTY, BUT NO FURTHER OR OTHERWISE.

I declare that I am the true and lawful holder of the claim secured by this instrument, which was recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 27 day of 1935

Attest: ..... DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BEN A. WILSON,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.

WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said BEN A. WILSON, 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 WE, the said BEN A. WILSON AND WIFE, CORA WILSON do hereby transfer and convey unto JOHN A. BEALAFELT, 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 BEN A. WILSON, 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 BEN A. WILSON, 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 THREE 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 BEN A. WILSON 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 JOHN A. BEALAFELT 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.T. DRENNON AND WIFE, BERNADENA DRENNON and BEN A. WILSON AND WIFE, CORA WILSON, hereunto set our hands at NASHVILLE, Tennessee, this the 22ND day of MARCH,1932. XXXX

BEN A. WILSON
CORA WILSON
THOS H. WARREN
W.T. DRENNAN
BERNADENA DRENNAN

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GHITA F. COOK, a Notary Public in and for said County and State, the within named W.T. DRENNON AND WIFE, BERNADENA DRENNON AND BEN A. WILSON AND WIFE CORA WILSON THOS H.WARREN the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And BERNADENA DRENNON AND CORA WILSON, W.T. DRENNON AND BEN A. WILSON wi VES of the said having appeared before me privately and apart from THEIR husband S, the said BERNADENA DRENNON, 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 30 day of MARCH, 1932.

My commission expires on the 17 day of JULY,1935. ,XXX. (Seal) GHITA F.COOK

Received on the - - - - day of - - - - - - - - - - - 193- , Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, LOUISE SOWELL, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED THOS. H.WARREN, THE BARGAINOR,WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL, AT NASHVILLE,TENNESSEE,THIS 28TH DAY OF MARCH,1932.

(SEAL) LOUISE SOWELL, NOTARY PUBLIC
COM.EXPIRES 7-19-32

REC'D APRIL 12,1932 AT 10:35 A.M.

FOSTER & PARKER CO., NASHVILLE