NUMBER 45945 RECORDED SEPT. 5, 1934. SOL CORENSWET TO ABE MACK JACOBS, ET UX.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED ($800.00) DOLLARS
of which TWO HUNDRED ($200.00) DOLLARS has been paid in cash by
ABE MACK JACOBS AND WIFE, ANNIE JACOBS, receipt of which is hereby acknowledged, and for the remainder
OF SIX HUNDRED ($600.00) DOLLARS
the said ABE MACK JACOBS AND WIFE, ANNIE JACOBS

HAVE EXECUTED THEIR SIXTY (60) PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO SOL CORENSWET, THE FIRST OF WHICH IS DUE ONE MONTH AFTER DATE AND THE REMAINDER OF SAID NOTES ARE DUE ON THE SAME DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID, IN THE AMOUNT OF $10.00 EACH,

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 20 day of Oct 1937
Attest: [signature] DEPUTY REGISTER

all of said notes bearing six per cent interest from date, and providing for payment 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, SOL CORENSWET AND WIFE, ROSA CORENSWET

have this day bargained and sold, and do hereby transfer and convey, unto the said ABE MACK JACOBS AND WIFE, ANNIE JACOBS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT OR PARCEL OF LAND IN THE VILLAGE OF ANTIOCH, IN THE 2ND. FORMERLY THE 5TH. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A MAP MADE AUGUST 3, 1926, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE NASHVILLE, CHATTANOOGA AND ST. LOUIS RAILROAD, AND IN THE CENTER OF THE MILL CREEK VALLEY PIKE WHERE SAID RAILROAD AND PIKE CROSS; AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION WITH HAYS LINE 66 FEET TO A POINT IN HESSES LINE; THENCE WITH HESSE'S LINE IN A NORTHWESTERLY DIRECTION 42 FEET TO HESSE'S SOUTHWESTERLY CORNER; THENCE WITH HESSE'S WESTERLY LINE NORTHEASTERLY 170 FEET TO A POINT IN TIM JOHNSON'S SOUTH LINE; THENCE WITH TIM JOHNSON'S SOUTH LINE, WESTERLY 38 FEET TO HIS SOUTHWEST CORNER; THENCE WITH HIS WEST LINE, NORTHEASTERLY 107½ FEET TO MRS. JOHNSON'S SOUTHWEST CORNER; THENCE SOUTH 37½ DEGREES WEST 287 FEET TO A POINT IN THE CENTER OF SAID RAILROAD; THENCE WITH THE CENTER OF SAID RAILROAD, SOUTH 39 DEGREES EAST 141½ FEET TO THE BEGINNING; AND BEING THE SAME PROPERTY CONVEYED BY DEED FROM HENRY SHACKLETT AND WIFE, JENNIE SHACKLETT TO SOL CORENSWET AS OF RECORD IN BOOK 699, PAGE 680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ABE MACK JACOBS AND WIFE, ANNIE JACOBS, 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.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said ABE MACK JACOBS AND WIFE, ANNIE JACOBS, 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 ABE MACK JACOBS AND WIFE, ANNIE JACOBS do hereby transfer and convey unto I. R. SCHULMAN, 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 ABE MACK JACOBS AND WIFE, ANNIE JACOBS, 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 $ SIX HUNDRED ($600.00) DOLLARS 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 said notes, as his interest may appear.

WE further agree 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 ABE MACK JACOBS AND WIFE, ANNIE JACOBS, 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 ABE MACK JACOBS AND WIFE, ANNIE JACOBS, THEIR 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 an instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to I. R. SCHULMAN 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 SOL CORENSWET & WIFE, ROSA CORENSWET

and ABE MACK JACOBS & WIFE, ANNIE JACOBS, hereunto set our hands
at NASHVILLE, Tennessee, this the 4TH day of SEPTEMBER, 193 4.

WITNESS
I. R. SCHULMAN.

SOL CORENSWET
ROSA X (HER MARK) CORENSWET
ABE MACK JACOBS
ANNIE JACOBS

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. L. DRAPER, a Notary Public in and for said County and State, the within named SOL CORENSWET, ROSA CORENSWET, ABE MACK JACOBS AND ANNIE JACOBS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ROSA CORENSWET AND ANNIE JACOBS, THE WIVES of the said SOL CORENSWET AND ABE MACK JACOBS having appeared before me privately and apart from THEIR husband S, the said ROSA CORENSWET AND ANNIE JACOBS, 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 4TH day of SEPTEMBER, 193 4.

My commission expires 4/14/35. (Seal) J. L. DRAPER
Notary Public.

U.S.RS. $1.00.

RECEIVED SEPT. 4, 1934, AT 12;56 P.M.

7405 MARSHALL & BRUCE CO. NASHVILLE