 NUMBER 49569 RECORDED NOV. 26TH, 1934, ALFRED E. MARTIN ET UX, TO KATIE P. STEWART WIDOW

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($914.00) NINE HUNDRED FOURTEEN AND NO/100.... DOLLARS
DOLLARS has been paid in cash by
of which FIFTY ($50.00) AND NO/100...
KATIE P. STEWART A WIDOW, , receipt of which is hereby acknowledged, and for the remainder
($864.00) EIGHT HUNDRED SIXTY FOUR AND NO/100 DOLLARS
the said KATIE P. STEWART, HAS EXECUTED HER SEVENTY TWO (72) PROMISSORY NOTES OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF ALFRED E. MARTIN AND WIFE HATTIE A MARTIN, FOR THE SUM OF TWELVE ($12.00) DOLLARS EACH THE FIRST NOTE IS DUE ON OR BEFORE SEPTEMBER 18, 1934, AND ONE NOTE IS DUE ON OR BEFORE THE 18TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL OF SAID NOTES SHALL HAVE MATURED; AND NONE OF SAID NOTES BEAR INTEREST UNTIL AFTER MATURITY THEREOF RESPECTIVELY AT 6% PER ANNUM.

all of said notes bearing six per cent interest from ~~date~~ MATURITY 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 WE, ALFRED E. MARTIN AND WIFE HATTIE A. MARTIN BOTH OF UNLAWFUL AGE AND SUI JURIS.

have this day bargained and sold, and do hereby transfer and convey, unto the said KATIE P. STEWART A WIDOW HER, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 198 AND 199 ON THE PLAT OF THE HIGHLAND LAND COMPANY'S SUBDIVISION AS OF RECORD IN BOOK NO. 421, PAGE 14, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 198 AND 199 FRONT TWENTY FIVE (25) FEET EACH ON THE EASTERLY SIDE OF PENNOCK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

AND BEING THE SAME PROPERTY CONVEYED BY DEED FROM HIGHLAND COMPANY TO ALFRED E.MARTIN AND WIFE HATTIE A MARTIN RECORDEDIN BOOK NO. 633, PAGE 200, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. SITUATED UPON THE ABOVE AND FOREGOING PROPERTY IS A SMALL GARAGE HOUSE KNOWN AS CITY NO. 1429 PENNOCK AVENUE NASHVILLE, TENNESSEE PURCHASER ASSUMES AND AGREES TO PAY 1934, TAXES HEREON.

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 ... day of ... 193...
Attest: ... REGISTER
... Clerk
... Deputy Register

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, KATIE P. STEWART A WIDOW, HER WE covenant that WE ARE forever, lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT 1934 TAXES

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said heirs and assigns, against the lawful KATIE P. STEWART, AS AFORESAID HER, 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 KATIE P.STEWART, A WIDOW, OF LAWFUL AGE AND SUI JURIS do hereby transfer and convey unto G. P. MONTGOMERY , 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 KATIE P. STEWART, , 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 $ 750.00 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 said notes, as his interest may appear.

I, 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 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 therein, the same to bear interest from the date of such payment.

Now, if I, , the said KATIE P. STEWART, , 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~~ THIRTY 30 DAYS AFTER MATURITY OR IF if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, I, 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.

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 SAID KATIE P. STEWART, HER 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 G.P. MONTGOMERY 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 ALFRED E. MARTIN AND WIFE HATTIE A. MARTIN and KATIE P. STEWART A WIDOW, , hereunto set our hands at NASHVILLE, , Tennessee, this the 16 day of AUGUST , 1934.

ALFRED E. MARTIN
HATTIE A. MARTIN
KATIE P. STEWART,

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. RUFUS PARDUE , a Notary Public in and for said County and State, the within named ALFRED E. MARTIN AND WIFE HATTIE A.MARTIN AND KATIE P.STEWART A WIDOW, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And HATTIE A.MARTIN WIFE , of the said ALFRED E. MARTIN having appeared before me privately and apart from HER husband , the said HATTIE A.MARTIN , 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 20TH day of AUGUST , 1934,

My commission expires OCT. 12, 1935 (Seal) W. RUFUS PARDUE, Notary Public.

U.S.R.S $1.00
RECD NOV. 24th 1934
RECD NOV. 10;26 A.M.

7405 MARSHALL & BRUCE CO. NASHVILLE