 NUMBER 52121 RECORDED FEB. 8TH, 1935, MRS. NETTIE G. WARREN, TO WILLIE SATTERFIELD,

# INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED ($300.00) DOLLARS
of which TWENTY FIVE ($25.00) DOLLARS has been paid in cash by
WILLIE SATTERFIELD, ( UNMARRIED) , receipt of which is hereby acknowledged, and for the remainder
TWO HUNDRED SEVENTY FIVE ($275.00) DOLLARS
the said WILLIE SATTERFIELD, HAS EXECUTED HER TWENTY SEVEN (27) PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF MRS. NETTIE G. WARREN, THE FIRST TWENTY SIX (26) OF SAID NOTES BEING IN THE PRINCIPAL SUM OF TEN ($10.00) DOLLARS EACH AND THE 27TH AND LAST NOT BEING IN THE PRINCIPAL SUM OF FIFTEEN ($15.00) DOLLARS. NONE OF SAID NOTES BEAR INTEREST EXCEPT AFTER MATURITY AS THE INTEREST HAS BEEN COMPUTED AND THE ACCUMULATED INTEREST ON ALL ADDED TO THE FACE OF EACH NOTE AS IT MATURES MAKING THE FACE AMOUNT OF THE FIRST NOTE IN THE SUM OF ELEVEN AND 37/100 ($11.37) DOLLARS AND EACH SUCCEEDING NOTE THEREAFTER FOR THE SUM OF FIVE CENTS LESS THAN THE PRECEDING NOTE EXCEPT THE XXX LAST NOTE WHICH IS FOR $15.07. THE FIRST ONE OF SAIDNOTE WILL FALL DUE ON MARCH 2, 1935, AND ONE NOTE ON THE 2ND. DAY OF EACH MONTH THEREAFTER UNTIL ALL ARE DUE AND PAID.

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 ..... 1937
Attest: ..... Register

DUE
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, MRS. NETTIE G. WARREN, ( A WIDOW)
have this day bargained and sold, and do hereby transfer and convey, unto the said WILLIE SATTERFIELD, ( UNMARRIED) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 17 ON THE PLAN OF THE LEEK SUBDIVISION OF THE ARTHUR TRACT AS OF RECORD IN BOOK 547, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 17 FRONTS 50 FEET ON THE EASTERLY SIDE OF MYRTLE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING PART OF THE PROPRTY CONVEYED TO MRS. NETTIE G. WARREN BY DEED FROM J. W. LEEK, TRUSTEE, OF RECORD IN BOOK 888, PAGE 792, SAID REGISTER'S OFFICE.

THE PURCHASER ASSUMES THE PAYMENT OF THE 1935 TAXES ON THIS PROPERTY

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIE SATTERFIELD, 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 WILLIE SATTERFIELD, HER 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 I, , the said WILLIE SATTERFIELD,

do hereby transfer and convey unto W.H. COX 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.



I, , the said WILLIE SATTERFIELD, , 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 $ 300.00 AND $300.00 TORNADO INS. 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 WILLIE SATTERFIELD, , 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 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 WILLIE SATTERFIELD, 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 W. H. COX, 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 MRS. NETTIE G. WARREN,

and MRS. WILLIE SATTERFIELD, , hereunto set our hands at NASHVILLE, , Tennessee, this the 2ND day of FEBRUARY , 1935,

MRS. NETTIE G. WARREN,
WILLIE SATTERFIELD,

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALMA HILL , a Notary Public in and for said County and State, the within named WILLIE SATTERFIELD, ( UNMARRIED,D the bargainor , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And , of the said having appeared before me privately and apart from husband , the said , acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE , Tennessee, this 7TH day of FEBRUARY , 1935,

My commission expires OCT. 12, 1937
(Seal) ALMA HILL,
Notary Public.

STATE OF FLORIDA
DADE COUNTY

PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE WITHIN NAMED MRS. NETTIE G. WARREN ( A WIDOW) ONE OF THE BARGAINORS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT MIAMI FLORIDA THIS 4TH DAY OF FEBRUARY 1935.
(SEAL) EARL F. COFFIN,
NOTARY PUBLIC
U.S.R.S. 50¢
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 18, 1938

RECD FEB. 7TH, 1935 AT 2; 45 P.M.

TYPED BARRETT & DEWEY CO. NASHVILLE