NUMBER 53962 RECORDED APRIL 2, 1935. DAYTON SIMPSON, ET UX TO CHAS. W. DESPER, ET UX.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $2,650.00 TWENTY SIX HUNDRED FIFTY AND NO/100 DOLLARS of which FIVE HUNDRED ($500.00) AND NO/100 DOLLARS has been paid in cash by CHAS. W. DESPER AND WIFE, HAZEL DESPER, receipt of which is hereby acknowledged, and for the remainder PART OF THE REMAINDER THE SAID CHAS. W. DESPER AND WIFE, HAZEL DESPER XXX ~~XXXXXX~~ ~~XXXXXX~~

HAVE ASSUMED AND AGREED TO PAY THE UNPAID BALANCE OF ONE CERTAIN PRINCIPAL NOTE ORIGINALLY FOR $1900.00 BUT REDUCED TO $1700.00 AND EXTENDED BY WRITTEN AGREEMENT PAYABLE $100.00 SEPTEMBER 4, 1935 AND $1600.00 SEPTEMBER 4, 1936, WITH INTEREST AT 6% PAYABLE SEMI-ANNUALLY, SAID NOTE BEING MORE FULLY DESCRIBED IN AND SECURED BY A DEED OF TRUST EXECUTED BY D. GRAY SIMPSON AND WIFE, DOROTHY M. SIMPSON, TO CHAS. F. LOVELL, TRUSTEE, RECORDED IN BOOK 744, PAGE 395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE; AND FOR THE BALANCE OF SAID CONSIDERATION AMOUNTING TO $450.00 THE SAID CHAS. W. DESPER AND WIFE, HAZEL DESPER, HAVE EXECUTED 30 PRINCIPAL NOTES ALL DATED MARCH 27, 1935, AND FOR THE SUM OF $15.00 EACH, THE FIRST NOTE MATURING APRIL 27, 1935 AND THE OTHERS, ONE ON THE 27TH DAY OF EACH SUCCEEDING MONTH UNTIL ALL HAVE MATURED. SAID SERIES OF NOTES ARE EACH PAYABLE TO THE ORDER OF DAYTON SIMPSON AND WIFE, VIOLA SIMPSON AND

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

WE, DAYTON SIMPSON AND WIFE, VIOLA SIMPSON, have this day bargained and sold, and do hereby transfer and convey, unto the said CHAS. W. DESPER AND WIFE, HAZEL DESPER, AS TENANTS IN COMMON, SHARE AND SHARE ALIKE, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 143 ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT AS OF RECORD IN BOOK NO. 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 143 FRONTS 50 FEET ON THE WESTERLY SIDE OF MERIDIAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 173½ FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID DAYTON SIMPSON AND WIFE, VIOLA SIMPSON, BY DEED OF D. GRAY SIMPSON AND WIFE, DOROTHY M. SIMPSON, OF RECORD IN BOOK __ PAGE___ SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO CERTAIN BUILDING RESTRICTIONS CONTAINED IN DEED FROM A. B. BENEDICT, JR., TRUSTEE, TO FANNIE MCCANN DAVIS, OF RECORD IN BOOK 494, PAGE 392, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CHAS. W. DESPER AND WIFE, HAZEL DESPER, AS TENANTS IN COMMON, SHARE AND SHARE ALIKE, THEIR 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, EXCEPT AS HEREINBEFORE SET OUT AND TAXES FOR 1935 WHICH THE GRANTEES ASSUME AND AGREE TO PAY. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CHAS. W. DESPER AND WIFE, HAZEL DESPER, 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 CHAS. W. DESPER AND WIFE, HAZEL DESPER,

do hereby transfer and convey unto C. D. RIPPY, 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 27th day of March, 1938.

Attest: [illegible] DEPUTY REGISTER

WE, the said CHAS. W. DESPER AND WIFE, HAZEL DESPER, 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 $2000 FIRE AND $2000 TORNADO 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 therein, the same to bear interest from the date of such payment.

Now, if WE, the said CHAS. W. DESPER AND WIFE, HAZEL DESPER, 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 CHAS. W. DESPER AND HAZEL DESPER, 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 C. D. RIPPY, 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 DAYTON SIMPSON AND WIFE, VIOLA SIMPSON and CHAS. W. DESPER AND WIFE, HAZEL DESPER, hereunto set our hands at NASHVILLE, Tennessee, this the 27TH day of MARCH, 1935.

DAYTON SIMPSON
VIOLA SIMPSON
CHAS. W. DESPER
HAZEL DESPER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARVIN K. BARRY, a Notary Public in and for said County and State, the within named DAYTON SIMPSON AND WIFE, VIOLA SIMPSON, CHAS. W. DESPER AND WIFE, HAZEL DESPER, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And VIOLA SIMPSON AND HAZEL DESPER, WIVES of the said DAYTON SIMPSON AND CHAS. W. DESPER having appeared before me privately and apart from THEIR husband S, the said VIOLA SIMPSON AND HAZEL DESPER, 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 1ST day of APRIL, 1935.

My commission expires JAN. 8, 1938.

(Seal) MARVIN K. BARRY,
Notary Public.

U.S.R.S. $1.00.

RECEIVED APRIL 1, 1935, AT 10:54 A.M.

TENN. BINDING & BOOK CO. NASHVILLE