NUMBER 54207 RECORDED APRIL 9,1935 C.W. RUSSELL,ET UX TO MRS. SARAH LUOBANOW.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $6,750.00 SIX THOUSAND, SEVEN HUNDRED FIFTY DOLLARS of which TWELVE HUNDRED FIFTY (1250) DOLLARS has been paid in cash by MRS. SARAH LUOBANOW, receipt of which is hereby acknowledged, and for the remainder A PART OF THE SAID MRS. SARAH LUOBANOW HAS ASSUMED AND AGREED TO PAY A NOTE TO THE NASHVILLE DOMMARK the said TRUST COMPANY FOR THIRTY FIVE HUNDRED DOLLARS, ($3500.00) DATED FEBRUARY 1ST,1935, AND DUE THREE (3) YEARS AFTER DATE WITH INTEREST AT 6% PER ANNUM PAYABLE SEMI-ANNUALLY, SAID NOTE IS SECURED BY DEED OF TRUST ON THE HEREINAFTER DESCRIBED PROPERTY TO E.E. MURREY, TRUSTEE, AND RECORDED IN BOOK #937, PAGE #316 REGISTER'S OFFICE BOR DAVIDSON COUNTY, TENNESSEE.

AND FOR THE REMAINING TWO THOUSAND DOLLARS, ($2,000.00) THE SAID MRS. SARAH LUOBANOW AND HUSBAND, LOUIS LUOBANOW, HAVE EXECUTED AND DELIVERED TO C.W. RUSSELL THEIR THIRTY-SIX (36) PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH, THE FIRST THIRTY-FIVE (35) OF SAID NOTES ARE FOR THE PRINCIPAL SUM OF FIFTY-FIVE DOLLARS, ($55.00) EACH, WHILE THE LAST OF THIRTY-SIXTH NOTE IS FOR THE PRINCIPAL SUM OF SEVENTY-FIVE DOLLARS, ($75.00), THE FIRST NOTE IS DUE MAY 1, 1935 AND THE OTHERS ARE DUE ONEON THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID.

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, C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. SARAH LUOBANOW, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT #25 OF BLOCK "L" ON THE PLAN OF CHEROKEE PARK THIRD SECTION,AS OF RECORD IN BOOK 843, PAGES 2 AND 3, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.25 FRONTS 60 FEET ON THE WESTERLY SIDE OF CHEROKEE ROAD AND RUNS BACK 126.26 FEET ON THE NORTHERLY LINE AND 126.17 FEET ON THE SOUTHERLY LINE TO A DEAD LINE AND MEASURES 60 FEET THEREON.
BEING PART OF THE PROPERTY CONVEYED TO C.W. RUSSELL BY DEED FROM W.H. RANDOLPH OF RECORD IN BOOK 819,PAGE 210,SAID REGISTER'S OFFICE.
NOTE: PURCHASER ASSUMES TAXES FOR 1935.
NOTE: BARGAINORS COVENANT THAT NO MATTERS OF ANY NATURE AFFECTING TITLE TO THE ABOVE DESCRIBED REAL ESTATE HAVE BEVELOPED SINCE MARCH 11,1935 TO DATE OF THE EXECUTION OF THIS INSTRUMENT.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. SARAH LUOBANOW, HER 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 SET OUT. WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. SARAH LUOBANOW, 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 US in hand paid WE, the said MRS. SARAH LUOBANOW AND HUSBAND, LOUIS LUOBANOW do hereby transfer and convey unto C.L. JENKINS, 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 MRS. SARAH LUOBANOW AND HUSBAND LOUIS LUOBANOW, 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 $ 5,000.00 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.

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 MRS. SARAH LUOBANOW AND HUSBAND, LOUIS LUOBANOW, 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, IF 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 MRS. SARAH LUOBANOW AND HUSBAND LOUIS LUOBANOW 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.L. JENKINS 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 C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL and MRS. SARAH LUOBANOW AND HUSBAND LOUIS LUOBANOW, hereunto set our hands at NASHVILLE, Tennessee, this the 30 day of MARCH, 1935.

C.W. RUSSELL
ANNIE RUTH RUSSELL
LOUIS LUOBANOW
MRS. SARAH LUOBANOW

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON, a Notary Public in and for said County and State, the within named C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL, AND LOUIS LUOBANOW AND WIFE SARAH LUOBANOW, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ANNIE RUTH RUSSELL AND SARAH LUOBANOW WIVES of the said C.W. RUSSELL AND LOUIS LUOBANOW having appeared before me privately and apart from THEIR husband -, the said ANNIE RUTH RUSSELL AND SARAH LUOBANOW, 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 --, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 6 day of APRIL, 1935.

My commission expires 4-4-39 (Seal) DODSON BATSON, Notary Public.

U.S.R.S. $3.50
REC'D APRIL 8,1935 AT 11:15 A.M.