NUMBER 96762 RECORDED JUNE 8, 1935. ROSA REAVIS HARRIS, ET AL TO MRS. DELLA GENTRY.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWENTY TWO HUNDRED, FIFTY & NO/100 ($2250.00) DOLLARS
of which SEVEN HUNDRED & NO/100 ($700.00) DOLLARS has been paid in cash by
MRS. DELLA GENTRY , receipt of which is hereby acknowledged, and for the remainder
FIFTEEN HUNDRED, FIFTY & NO/100 ($1550.00) DOLLARS
the said MRS. DELLA GENTRY

HAS EXECUTED FOUR PROMISSORY NOTES OF EVEN DATE HEREWITH, EACH FOR THE PRINCIPAL SUM OF THREE HUNDRED, EIGHTY-SEVEN & 50/100 ($387.50) DOLLARS, PAYABLE TO THE ORDER OF "OURSELVES" AND ENDORSED BY "US", AND BEING DUE AND PAYABLE ON OR BEFORE ONE, TWO, THREE AND FOUR YEARS RESPECTIVELY FROM DATE HEREOF, AND ARE SIGNED BY MRS. DELLA GENTRY, BEDFORD GENTRY, HARLEY GENTRY AND HERBERT GENTRY AS CO-MAKERS, -

I hereby certify that this and lawful holder of the within instrument and the debt therein mentioned, and hereby authorize the satisfaction thereof and discharge of the same to be made. This 6 day of June 1935. COMMERCE UNION BANK By Asst. Trust Officer

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, ROSA REAVIS HARRIS AND HUSBAND, A.W. HARRIS AND JOE A. REAVIS AND WIFE, MATTIE R.REAVIS, have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. DELLA GENTRY, FOR HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS, DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, HER HEIRS AND ASSIGNS, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LYING IN THE 3RD. FORMERLY THE 2ND. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS 17, 18, 19, 20, 21 AND 22 ON THE MAP OF DONELSON HEIGHTS SUBDIVISION OF DAVIDSON COUNTY, TENNESSEE, NOT OF RECORD. ACCORDING TO A BLUE PRINT OF SAID MAP MADE JULY 9, 1921, BY ERLE DRAKE, SAID LOTS ARE DESCRIBED AS FOLLOWS:

LOTS 17, 18, 19, 20, AND 21 FRONT 100 FEET EACH ON THE EASTERLY SIDE OF A 30 FOOT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE WEST LINE OF LOT 23, SAID LOT 22 FRONTS 260 FEET, MORE OR LESS, ON THE EASTERLY SIDE OF A 30 FOOT AVENUE AND RUNS BACK 200 FEET ON THE SOUTH LINE AND 316 FEET, MORE OR LESS, ON THE NORTHEATERLY LINE WITH THE SOUTHWESTERLY LINE OF THE TENNESSEE CENTRAL RAILROAD FENCE, TO THE WEST LINE OF LOT 23, AND MEASURES 15FEET ON SAID LINE.

AND BEING A PART OF THE PROPERTY CONVEYED TO ROSA REAVIS HARRIS, TO HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, HER HEIRS AND ASSIGNS, BY EVABELLE THOMASON, AN UNMARRIED WOMAN, OF LAWFUL AGE, AND OF RECORD IN BOOK 866, PAGE 205, 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 MRS. DELLA GENTRY, FOR HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS, DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, 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 FOR 1935 TAXES WHICH THE PURCHASERS 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 MRS. DELLA GENTRY, FOR HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS, DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR FUTURE HUSBAND, 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. DELLA GENTRY AND HUSBAND, C. C. GENTRY,

do hereby transfer and convey unto CHARLES F. LOVELL, 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. DELLA GENTRY AND HUSBAND, C. C. GENTRY, 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 $ 1000.00 FIRE & 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 MRS. DELLA GENTRY AND HUSBAND, C. C. GENTRY, 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 MRS. DELLA GENTRY FOR HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS, DEBTS, CONTRACTS, AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, 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 CHARLES F. LOVELL 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 ROSA REAVIS HARRIS AND HUSBAND A. W. HARRIS AND JOE A. REAVIS AND WIFE MATTIE R. REAVIS, AND MRS. DELLA GENTRY and HUSBAND C.C. GENTRY, hereunto set our hands at NASHVILLE, Tennessee, this the 5TH day of JUNE, 193 5.

JOE A. REAVIS
MATTIE R. REAVIS
A. W. HARRIS
ROSA REAVIS HARRIS
MRS. DELLA GENTRY
C. C. GENTRY

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, COEN C. CLOYD, a Notary Public in and for said County and State, the within named ROSA REAVIS HARRIS AND HUSBAND, A. W. HARRIS, AND JOE A. REAVIS AND WIFE, MATTIE R. REAVIS, AND MRS. DELLA GENTRY AND HUSBAND C. C. GENTRY 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 REAVIS HARRIS, MATTIE R. REAVIS AND MRS. DELLA GENTRY, WIVES, of the said A. W. HARRIS, JOE A. REAVIS AND C. C. GENTRY, RESPECTIVELY having appeared before me privately and apart from THEIR husband S, the said ROSA REAVIS HARRIS, MATTIE R. REAVIS AND MRS. DELLA GENTRY, 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 5 day of JUNE, 193 5.

My commission expires NOV. 1ST, 1936.

(Seal) COEN C. CLOYD

Notary Public.

U.S.R.S. $2.50.

RECEIVED JUNE 7, 1935, AT 3:45 P.M.

TENN. PRINTING & BINDING CO. NASHVILLE