NUMBER 57245 RECORDED JUNE 19, 1935. E. J. ADKISSON, ET AL TO L. G. EVANS, ET UX.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of ($300.00) THREE HUNDRED DOLLARS
of which --- DOLLARS has been paid in cash by
NO CASH PAYMENT. , receipt of which is hereby acknowledged, and for the remainder
($300.00) THREE HUNDRED DOLLARS
the said L. G. EVANS AND WIFE MAIBELLE EVANS

HAVE EXECUTED THEIR 29 PROMISSORY NOTES, MADE PAYABLE TO MRS. F. J. ADKISSON, AND OF EVEN DATE, AS FOLLOWS:

ONE INTEREST NOTE FOR $9.00, DUE OCTOBER 25TH, 1930; ONE NOTE FOR $30.00, DUE OCTOBER 25TH, 1930, AND 27 MONTHLY NOTES FOR $10.00 EACH AND INTEREST, THE FIRST FALLING DUE ON NOVEMBER 25TH, 1930, AND ONE FALLING DUE ON THE 25TH DAY OF EACH SUCCEEDING MONTH UNTIL ALL ARE DUE AND PAYABLE,

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 17th day of June, 1935
Attest: Mrs. E. J. Adkisson
County Register

MATURITY
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 AND WE, E. J. ADKISSON AND WIFE, MARCIE ADKISSON, AND NANNIE ADKISSON, WIDOW OF THE LATE JAS. P. ADKISSON have this day bargained and sold, and do hereby transfer and convey, unto the said L. G. EVANS AND WIFE, MAIBELLE EVANS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF TWIN STREET 88 FEET IN A WESTERLY DIRECTION FROM THE INTERSECTION OF TWIN STREET AND ROBERTSON AVENUE; THENCE RUNNING BACK IN A SOUTHERLY DIRECTION, PARALLEL WITH ROBERTSON AVENUE AND FOLLOWING THE WESTERLY LINE OF LOT #14, 150.2 FEET TO A 12-FOOT ALLEY; THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY, 54 FEET TO THE S.E. CORNER OF LOT #12; THENCE NORTHERLY, FOLLOWING THE EAST LINE OF SAID LOT #12, 150.4 FEET TO THE SOUTHERLY MARGIN OF TWIN STREET; THENCE WITH SAID TWIN STREET MARGIN, EASTERLY 54 FEET TO THE BEGINNING, BEING LOT #13 OF BLOCK "B", IN THE PALO ALTO SUBDIVISION OF THE B. F. COCKRILL FARM, LYING IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE LAND CONVEYED TO J. P. ADKISSON BY B. F. COCKRILL AND WIFE, WILLIE C. COCKRILL, DEED DATED MARCH 6TH, 1906, AND OF RECORD IN BOOK 382, PAGE 394, R.O. D.C., TENNESSEE.

THE GRANTORS AGREE TO FURNISH AN ABSTRACT SHOWING A CLEAR TITLE AND ALL TAXES PAID ON SAID LOT #13, TO AND INCLUDING THOSE FOR THE YEAR 1929; AND THE GRANTEES AGREE THAT NO OUT-BUILDING SHALL BE PLACED ON THE SAID LOT #13 NEARER THAN 30 FEET FROM THE DWELLING HOUSE NOW ON LOT #12.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said L. G. EVANS AND WIFE, MAIBELLE EVANS, 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. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said L. G. EVANS AND WIFE, MAIBELLE EVANS, 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 L. G. EVANS AND WIFE, MAIBELLE EVANS, do hereby transfer and convey unto R. L. KENNEDY, 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.

--, the said --, 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 $ --, 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 L. G. EVANS AND WIFE, MAIBELLE EVANS, 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.

AND 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 L. G. EVANS AND WIFE, MAIBELLE EVANS, 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 R. L. KENNEDY, 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 E. J. ADKISSON AND WIFE, MARCIE ADKISSON, AND NANNIE ADKISSON and L. G. EVANS AND WIFE, MAIBELLE EVANS, , hereunto set our hands at NASHVILLE, , Tennessee, this the 25TH day of APRIL, , 1930.

E. J. ADKISSON
MARCIE ADKISSON
NANNIE ADKISSON
L. G. EVANS
MAIBELLE EVANS

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. J. LOVELACE, a Notary Public in and for said County and State, the within named E. J. ADKISSON AND WIFE, MARCIE ADKISSON, NANNIE ADKISSON AND L. G. EVANS AND WIFE, MAIBELLE EVANS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARCIE ADKISSON AND MAIBELLE EVANS, WIVES of the said E. J. ADKISSON AND L. G. EVANS, having appeared before me privately and apart from THEIR husband S, the said MARCIE ADKISSON AND MAIBELLE EVANS, 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 17 day of MAY, , 1930.

My commission expires JULY 7TH, 1931.

(Seal) H. J. LOVELACE,
Notary Public.

RECEIVED JUNE 18, 1935, AT 11:20 A.M.