NUMBER 57532 RECORDED JUNE 27, 1935. GEORGE HOLT, ET UX TO ROSS RAY.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of $460.00 FOUR HUNDRED SIXTY AND NO/100 DOLLARS
of which FIFTY ($50.00) AND NO/100 DOLLARS has been paid in cash by
ROSS RAY, receipt of which is hereby acknowledged, and for the remainder
$410.00 FOUR HUNDRED TEN AND NO/100 DOLLARS
the said ROSS RAY

HAS EXECUTED HIS FORTY-ONE (41) PROVISSORY NOTES OF EVEN DATE HEREWITH EACH NOTE IN THE SUM OF TEN ($10.00) DOLLAR, THE FIRST OF WHICH DUE AND PAYABLE ON JULY 24TH, 1935 AND ONE OTHER NOTE DUE AND PAYABLE ON OR BEFORE THE 24TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL OF SAID NOTES SHALL BECOME DUE AND PAYABLE ALL OF WHICH DUE AND PAYABLE TO GEORGE HOLT AND WIFE ANNIE HOLT, OR ORDER

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, GEORGE HOLT AND WIFE ANNIE HOLT

have this day bargained and sold, and do hereby transfer and convey, unto the said ROSS RAY, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 172 AND THE NORTHERLY 25 FEET OF LOT NO. 171, IN THE MOGAVOCK PLAN, CALLED THE TOWN OF MOGAVOCK, AS OF RECORD IN BOOK NO. 21, PAGE 41, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOT NO. 172 AND THE NORTHERLY 25 FEET OF LOT NO. 171 ADJOIN AND TOGETHER FRONT SEVENTY-FIVE (75) FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH, AND RUNS BACK 154 FEET TO AN ALLEY, AND SHOWS 60.5 FEET ON SAID ALLEY, AND THIS IS THE SAME PROPERTY THAT WAS CONVEYED BY DEED UNDER FORECLOSURE PROCEEDINGS BY HENRY NAPPER, TRUSTEE TO THE SAID GEORGE HOLT AND WIFE ANNIE HOLT, ON OCTOBER 24 DAY 1932, SEE DEED OF RECORD IN BOOK NO. 913, PAGE 485, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I HEREBY CERTIFY that the fees and lawful taxes of this State accrued by the instrument within recorded, and have collected the same in full. Witness my hand this 27 day of June 1935. W. E. Hamilton, Register. By Ed Kelly D.R. Witness

Released this 3 day of Jan 1938 W. E. Hamilton Register By Ed Kelly D.R. Witness

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROSS RAY, HIS 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 ROSS RAY, HIS 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 ROSS RAY AND WIFE LOLA MAI RAY

do hereby transfer and convey unto PAUL F. JONES, 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 ROSS RAY, 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.

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 ROSS RAY, 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, IF 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 ROSS RAY, HIS 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 PAUL F. JONES 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 GEORGE HOLT AND WIFE ANNIE HOLT, ROSS RAY and WIFE-RAY, hereunto set our hands at NASHVILLE, Tennessee, this the 24TH day of JUNE, 1935.

GEORGE HOLT
ANNIE HOLT
ROSS RAY
LOLA MAI RAY

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES, a Notary Public in and for said County and State, the within named GEORGE HOLT AND WIFE ANNIE HOLT, ROSS RAY AND WIFE LOLA MAI RAY the bargainor --, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ANNIE HOLT AND LOLA MAI RAY, WIVES of the said GEORGE HOLT AND ROSS RAY having appeared before me privately and apart from THEIR husbands, the said ANNIE HOLT AND LOLA MAI RAY, acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husbands, and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 25 day of JUNE, 1935.

My commission expires ---

(Seal) FRED K. JONES, Notary Public.

U.S.R.S. $.50.

RECEIVED JUNE 26, 1935, AT 8:20 A.M.