WE , the said W.B.COMER AND WIFE, EULA MOORE COMER, , 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 W.B.COMER AND WIFE, EULA MOORE COMER, , 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 W.B.COMER AND WIFE, EULA MOORE COMER, - 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 SANDFORD DUNCAN, 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 MARINA C.MCGAUGHEY, AND W.B.COMER,

and WIFE, EULA MOORE COMER, , hereunto set our hands at NASHVILLE, , Tennessee, this the 25 day of APRIL, , 1936.

MARINA C.MCGAUGHEY
W.B.COMER
EULA MOORE COMER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.DUNCAN, , a Notary Public in and for said County and State, the within named MARINA C.MCGAUGHEY, W.B.COMER AND WIFE, EULA MOORE COMER, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EULA MOORE COMER, , WIFE of the said W.B.COMER, having appeared before me privately and apart from HER husband , the said EULA MOORE COMER, , acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband , and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, , Tennessee, this 27 day of APRIL, , 1936.

My commission expires OCT. 3RD, 1936.

(Seal).. M.DUNCAN,
Notary Public.

U.S.R.S. $1.00
RECD APRIL 28, 1936 AT 9:28 A.M.

20072 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

989

FOR AND IN CONSIDERATION of the sum of $3200.00 THIRTY TWO HUNDRED, DOLLARS of which $400.00 FOUR HUNDRED & 00/100 DOLLARS has been paid in cash by PORTER FLOYD AND WIFE, ANNIE W.FLOYD, THE , receipt of which is hereby acknowledged, and for the remainder $2800.00 TWENTY EIGHT HUNDRED & 00/100 DOLLARS the said PORTER FLOYD AND WIFE, ANNIE W.FLOYD,

HAVE EXECUTED THEIR ONE PRINCIPAL PROMISSORY NOTE IN THE SUM OF $1500.00 - FIFTEEN HUNDRED DOLLARSM DATED APRIL 23RD, 1936 AND DUE FORTY TWO MONTHS AFTER DATE; ALSO SEVEN INTEREST NOTES FOR $45.00 EACH, DATED APRIL 23RD, 1936 AND DUE IN 6,12,18,24, 30, 36 AND 42 MONTHS AFTER DATE RESPECTIVELY. AND FOR THE RESIDUE, HAVE EXECUTED 42 JOINT PROMISSORY MONTHLY NOTES THE FIRST BEING FOR THE SUM OF $37.50 AND EACH OF THE SUCCEEDING NOTES BEING FOR AN AVERAGE OF 15¢ LESS THAN THE PRECEEDING NOTE, EXCEPT THE LAST NOTE WHICH IS FOR $29.15. NONE OF THESE NOTES BEAR INTEREST UNTIL AFTER MATURITY AS THE INTEREST HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE. ALL OF SAID 42 NOTES ARE MADE A SECOND LIEN TO THE ABOVE $1500.00 NOTE WHICH IS A FIRST AND PRIOR LIEN TO THE SAID 42 MONTHLY NOTES. ALL OF SAID NOTES MENTIONED HEREIN ARE MADE PAYABLE TO AND INDORSED BY "OURSELVES". THE FIRST MONTHLY NOTE FALLS DUE MAY 23RD, 1936 AND ONE OTHER ON THE 23RD DAY OF EACH MONTH THEREAFTER UNTIL ALL ARE PAID.

all of said notes bearing six per cent interest from MATURITY, 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, O.T.SANDERS AND WIFE, FANNIE M.SANDERS,

have this day bargained and sold, and do hereby transfer and convey, unto the said PORTER FLOYD AND WIFE, ANNIE W.FLOYD, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 24 AND 25 IN H.M.DOAK'S SUBDIVISION , AS OF RECORD IN BOOK 332, PAGE 22, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 24 AND 25 FRONT 50 FEET EACH ON THE NORTHERLY SIDE OF MCKINNIE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO O.T.SANDERS BY DEED OF RECORD IN BOOK 986, PAGE 580, R.O.D.C., TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

I declare that I am the true and lawful holder of 42 notes secured by the instrument within recorded, and that I have paid the same. This 25 day of April 1936. O.T.Sanders

Witness: D.M.Smith

I declare that I am the true and lawful holder of note for $1500.00 secured by the instrument within recorded, and that I have paid the same. This 23rd day of June 1936. O.T.Sanders

Witness: D.M.Smith

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said PORTER FLOYD AND WIFE, ANNIE W.FLOYD, 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 THE PURCHASERS ASSUME AND AGREE TO PAY CITY, COUNTY AND STATE TAXES FOR THE YEAR 1936.

WE further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said real estate to said PORTER FLOYD AND WIFE, ANNIE W.FLOYD, 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 PORTER FLOYD AND WIFE, ANNIE W. FLOYD, do hereby transfer and convey unto I.H.GIBSON, , 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.