WE , the said R.LEONARD JONES AND WIFE, EFFIE MAE JONES, , 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 $ 2,500.00 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 R.LEONARD JONES AND WIFE, EFFIE MAE JONES, , 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 R.LEONARD JONES AND WIFE, EFFIE MAE JONES, -- 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 H.G.MCNABB, 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 NASHVILLE BUILDING AND LOAN ASSOCIATION, INC.

and R.LEONARD JONES AND WIFE, EFFIE MAE JONES, , hereunto set our hands at NASHVILLE, , Tennessee, this the 15 day of MAY, , 1936.

(SEAL) NASHVILLE BUILDING AND LOAN ASSOCIATION, INC.,
M.D.ANDERSON, PRES.
C.VERNON HINES, Secretary

R.LEONARD JONES
EFFIE MAE JONES

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F.R.PEGRAM, , a Notary Public in and for said County and State, the within named R.LEONARD JONES AND WIFE, EFFIE MAE JONES, the bargainorS , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EFFIE MAE JONES, , WIFE of the said R.LEONARD JONES, having appeared before me privately and apart from HER husband , the said EFFIE MAE JONES, , 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 15 day of MAY, , 1936.

My commission expires APRIL 7TH, 1940.

(Seal)..... F.R.PEGRAM,
Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, ANNIE F.WILKERSON, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, M.D. ANDERSON AND C.VERNON HINES, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE NASHVILLE BUILDING AND LOAN ASSOCIATION, THE BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THE SAID M.D.ANDERSON, AS SUCH PRESIDENT, AND BY AFFIXING ITS CORPORATE SEAL AND ATTESTING SAME BY C.VERNON HINES, AS SUCH SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 15 DAY OF MAY, 1936.

(SEAL) ANNIE F.WILKERSON,
NOTARY PUBLIC.

MY COM.EX. OCT. 15, 1938.

U.S.R.S. $3.00.
RECD MAY 18, 1936 AT 2:01 P M

NUMBER 71344 RECORDED MAY 19, 1936. CLAUDE BARTLETT, ET UX TO J. R. ARNOLD, ET UX.

BROWN MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

989

FOR AND IN CONSIDERATION of the sum of $2,000.00 TWO THOUSAND AND NO/100 DOLLARS
of which SEVEN-HUNDRED FIFTY ($750.00) AND NO/100 DOLLARS has been paid in cash by
J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD , receipt of which is hereby acknowledged, and for the remainder
$1250.00 TWELVE-HUNDRED FIFTY AND NO/100 DOLLARS
the said J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD

HAVE EXECUTED THEIR SEVENTY-SIX (76) JOINT PROMISSORY NOTES, DATED MAY 18TH, 1936, OF WHICH --- 75 OF SAID NOTES ARE EACH WITHOUT INTEREST IN THE SUM OF TWENTY ($20.00) DOLLARS, AND ONE THE LAST NOTE IN THE SUM OF FIVE AND 60/100 ($5.60) FOR THE INTEREST WAS CALCULATED AND NOTES EXECUTED FOR THE SAME AND PAYMENT ON THE PRINCIPAL TOGETHER WITH THE INTEREST PAYMENT SO AS TO MAKE THE ABOVE UNPAID BALANCE WITH INTEREST MATURE AND BE DISCHARGED IN THE AMOUNT OF THE AFORESAID NOTES, AND ANY AND ALL OF SAID NOTES BEAR INTEREST IF NOT PAID AT MATURITY, THE FIRST NOTE DUE AND PAYABLE ON JUNE 18TH, 1936, AND ONE OTHER NOTE DUE AND PAYABLE ON OR BEFORE THE 18TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL MATURE ALL DUE AND PAYABLE TO CLAUDE BARTLETT AND WIFE LENA BARTLETT OR ORDER

1.60

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

WE, CLAUDE BARTLETT AND WIFE LENA BARTLETT

have this day bargained and sold, and do hereby transfer and convey, unto the said J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. SIX (6) IN BLOCK NO. EIGHT (8) IN THE SUBDIVISION OF THE PLUMMER PLACE

AS OF RECORD IN BOOK NO. 151, PAGE 39, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOT NO. SIX (6) FRONTS FIFTY (50) FEET ON THE NORTH SIDE OF PARK AVENUE, FORMERLY FIRST AVENUE) AND RUNS BACK NORTHERLY AND BETWEEN PARALLEL LINES 150 FEET, TO AN ALLEY, AND IS THE SAME PROPERTY CONVEYED AND DESCRIBED IN DEED OF RECORD IN BOOK NO. 620, PAGE 296, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE: TAXES FOR THE YEAR OF 1936 PRORATED AS OF JUNE 1ST 1936 AND EACH AGREEING TO PAY ONE-HALF (1/2) OF THE SAME, HENCE THE GRANTEES HEREBY ASSUME THE PAYMENT OF SAID TAXES.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD, 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

CURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD, 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 J. R. ARNOLD AND WIFE LESSIE PENN ARNOLD, do hereby transfer and convey unto CLYDE BARTLETT, , 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.

Filed for record the 19 day of May 1936 at 2:01 P.M. Tax required by the Instrument within in the sum of One & 60/100 Dollars in charge of the lien to secure the same. Witness my hand this 19 day of May 1936. Attest: Clyde Tarpley, Register. By D.C. Taylor D.R.

June Claude Bartlett