WE, the said WILLIAM H. DOZIER AND WIFE, SARAH ALTHA DOZIER, , 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 ~~XXXXX~~ INSURABLE VALUE 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 WILLIAM H. DOZIER AND WFFE, SARAH ALTHA DOZIER , 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 WILLIAM H. DOZIER AND WIFE, SARAH ALTHA DOZIER, 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 Trustee, shall be vested in said successor.
MRS. HESTER ADKISSON,

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 REECE ADKISSON, SINGLE

and WILLIAM H. DOZIER AND WIFE, SARAH ALTHA DOZIER,
at NASHVILLE, Tennessee, this the 9TH day of MAY, , 1936, hereunto set our hands.

REECE T. ADKISSON
WILLIAM H. DOZIER
SARAH ALTHA DOZIER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON, a Notary Public in and for said County and State, the within named REECE ADRISSON, SINGLE, AND WILLIAM H. DOZIER AND WIFE, SARAH ALTHA DOZIER the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And SARAH ALTHA DOZIER, WIFE
WILLIAM H. DOZIER , of the said
having appeared before me privately and apart from HER husband, the said SARAH ALTHA DOZIER , 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 11 day of MAY, , 1936.

My commission expires APR. 10-1937.

(Seal) E. B. WALTON,
Notary Public.

RECEIVED MAY 21, 1936, AT 1:56 P.M.

20073 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

989

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
of which FIVE HUNDRED AND NO/100 ($500.00) DOLLARS has been paid in cash by
HOOPER N.JONES, THE
THREE THOUSAND AND NO/100 ($3000.00) , receipt of which is hereby acknowledged, and for the remainder
DOLLARS
the said HOOPER N.JONES,

HAS EXECUTED HIS SEVEN PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF ERMA COHN, THE FIRST SIX NOTES BEING IN THE SUM OF $400.00 EACH AND THE SEVENTH AND LAST NOTE IN THE SUM OF $600.00, AND PAYABLE ANNUALLY FROM DATE, RESPECTIVELY, UNTIL ALL OF SAID NOTES ARE PAID IN FULL,

I declare that I am the true and lawful holder of the claim secured by the instrument within
To secure the payment thereof and discharge of the lien to secure
day of 1940
ERMA COHN
REGISTER

PAYABLE SEMI-ANNUALLY,

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, ERMA COHN AND HUSBAND, SOL COHN,

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

BEING THE SOUTHERLY 19 FEET OF LOT NO.23 AND THE NORTHERLY 30½ FEET OF LOT NO.24 IN KIRKMAN'S SUBDIVISION OF PART OF THE DAVIDSON ACADEMY PROPERTY, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK "R" PAGE 460, OF THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 65 FEET SOUTH OF THE CORNER OF KIRKMAN, NOW MULLOY STREET, AND CHERRY STREET, NOW FOURTH AVENUE SOUTH; THENCE SOUTHWARDLY WITH THE EAST LINE OF SAID CHERRY STREET 49½ FEET; THENCE AT RIGHT ANGLES TO THE SAID CHERRY STREET EASTWARDLY TO ALMOND STREET, NOW HUME STREET; THENCE NORTHWARDLY 49½ FEET; THENCE WESTWARDLY THE DEPTH OF THE WHOLE LOT TO THE BEGINNING CORNER.

BEING THE SAME PROPERTY CONVEYED TO IRMA COHN BY DEED FROM DORRIS S.LOVENTHAL, TRUSTEE, OF RECORD IN BOOK 515, PAGE 485, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1936 TO BE PRO-RATED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HOOPER N.JONES, 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 HOOPER N.JONES, 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 ME in hand paid I, the said HOOPER N.JONES,

do hereby transfer and convey unto SAM COHN, 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.