WE, the said JAMES KIMBROUGH TRAVENICK AND HUSBAND, JOSEPH TRAVENICK, JR., 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 $ 5,500.00 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 JAMES KIMBROUGH TRAVENICK AND HUSBAND JOSEPH TRAVENICK, JR., 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, OR 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 JAMES KIMBROUGH AND TRAVENICK, HER 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 W. H. HAYNES 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 MINNIE IRWIN HOOPER AND M. E. HOOPER

and JAMES KIMBROUGH TRAVENICK AND JOSEPH TRAVENICK, JR. , hereunto set our hands at NASHVILLE , Tennessee, this the - day of OCTOBER, , 1936.

MINNIE IRWIN HOOPER
M. E. HOOPER
JAMES KIMBROUGH TRAVENICK
JOSEPH TRAVENICK, JR.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, ~~XXXXXXX~~ COUNTY. OF DAVIDSON.

Personally appeared before me, MRS. ELIZABETH GENTRY, , a Notary Public in and for said County and State, the within named M. E. HOOPER AND JOSEPH TRAVENICK, JR., AND WIVES, MINNIE IRWIN HOOPER AND JAMES KIMBROUGH TRAVENICK, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MINNIE IRWIN HOOPER AND JAMES KIMBROUGH TRAVENICK, WIVES , of the said M. E. HOOPER AND JOSEPH TRAVENICK, JR., having appeared before me privately and apart from THEIR husband S, the said MINNIE IRWIN HOOPER AND JAMES KIMBROUGH TRAVENICK, , 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 THE 28TH day of OCTOBER, , 1936.

My commission expires JULY 8, 1937.

(Seal) MRS. ELIZABETH GENTRY,
Notary Public.

U.S.R.S. $5.00.

RECEIVED OCT. 29, 1936, AT 12:30 P.M.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC X

STATE OF TENNESSEE, DAVIDSON COUNTY. X

Personally appeared before me, , a Notary Public in and for said County and State, the within named X X X

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this XX day of , 193

My commission expires

(Seal)
Notary Public.

INSTALLMENT DEED

1012

FOR AND IN CONSIDERATION of the sum of ($1050.00) ONE THOUSAND, FIFTY AND NO/100 DOLLARS

of which THREE HUNDRED AND NO/100 DOLLARS has been paid in cash by FARMER ANDREW J. FARMER AND WIFE, GLADYS NEOMA , the receipt of which is hereby acknowledged, and for the remainder ($750.00) SEVEN HUNDRED, FIFTY AND NO/100 DOLLARS

the said ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER~~M~~

HAVE EXECUTED THEIR 75 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, FOR THE SUM OF $10.00 EACH, PAYABLE TO THE ORDER OF WILLIAM LATTA AND WIFE, RHODA J. LATTA. THE FIRST ONE OF SAID NOTES FALLS DUE ON THE 10 DAY OF MARCH, 1936, AND ONE OF SAID NOTES FALLS DUE ON THE 10 DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL OF SAID NOTES ARE PAID IN FULL ACCORDING TO THEIR TERMS.

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, WILLIAM LATTA AND WIFE, RHODA J. LATTA,

have this day bargained and sold, and do hereby transfer and convey, unto the said ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN THE 13TH. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF HEATON'S CREEK AT THE NORTH-WEST CORNER OF 25 ACRES CONVEYED TO V. H. TARKINGTON ET UX., BY J. W. CHRISTIAN ET UX. SEE DEED OF RECORD IN BOOK NO. 545, PAGE NO. 12, OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE SOUTH-WEST CORNER OF THE TRACT CONVEYED BY T. J. DENNY ET UX., TO MRS. MAUDE K. WEBB, SEE DEED OF RECORD IN BOOK NO. 565, PAGE NO. 126, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN SAID TWO TRACTS NORTH 71° EAST 250 FEET; THENCE NORTH 19° WEST 93 FEET TO A STAKE; THENCE SOUTH 71° WEST 250 FEET TO THE CENTER OF SAID CREEK; THENCE DOWN THE CENTER OF SAID CREEK TO THE BEGINNING, CONTAINING ONE HALF ACRE, MORE OR LESS, AND BEING THE SAME LAND CONVEYED TO WILLIAM LATTA AND WIFE, RHODA J. LATTA, BY DEED OF RECORD IN BOOK NO. 910, PAGE NO. 744, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND AGREE TO PAY ALL TAXES FOR THE YEAR OF 1936.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the satisfaction thereof and discharge of the lien to secure the same in full. This 2nd day of March, 1938

Attest: W. H. Haynes
DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER, 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 ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER, 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 WE in hand paid WE, the said ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER do hereby transfer and convey unto F. E. BOWERS, , 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.