I, the said MRS. CAELERA D. STAMMER, 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 $ 1,500.00 FIRE AND $1,200.00 TORNADO 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 MRS. CAELERA D. STAMMER, 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 MRS. CAELERA D. STAMMER, 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 J. E. SAUNDERS 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 M. N. YOUNG AND WIFE, RUBY M. YOUNG,

and MRS. CAELERA D. STAMMER, hereunto set our hands at TAMPA, FLORIDA, ~~Tennessee~~, this the FIRST day of JANUARY, 193 7.

M. N. YOUNG
RUBY M. YOUNG
MRS. CAELERA D. STAMMER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ FLORIDA, ~~DAVIDSON~~ HILLSBOROUGH COUNTY.

Personally appeared before me, J. M. RAMSEY, a Notary Public in and for said County and State, the within named M. N. YOUNG AND WIFE, RUBY M. YOUNG

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

And X X, of the said X X having appeared before me privately and apart from husband, the said X X, acknowledged the execution of the said instrument to have been done by X X 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~~ TAMPA, FLORIDA, this 2ND day of JANUARY, 193 7.

My commission expires APRIL 3RD, 1939.

(Seal) J. M. RAMSEY
Notary Public.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUBY NAYLOR, a Notary Public in and for said County and State, the within named MRS. CAELERA D. STAMMER

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

And X X, of the said X X having appeared before me privately and apart from husband, the said X X, acknowledged the execution of the said instrument to have been done by X X 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 12TH day of JANUARY, 193 7.

My commission expires JULY 15, 1940.

U.S.R.S. $ 6.50.

RECEIVED JAN. 12, 1937, AT 2:30 P.M.

(Seal) RUBY NAYLOR
Notary Public.

INSTALLMENT DEED

1012

FOR AND IN CONSIDERATION of the sum of TWELVE HUNDRED ($1200.00) DOLLARS

of which TWO HUNDRED ($200.00) DOLLARS has been paid in cash by MOSES LEONARD AND WIFE, CRESA LEONARD, the receipt of which is hereby acknowledged, and for the remainder ONE WHOUSAND ($1000.00) DOLLARS the said MOSES LEONARD AND WIFE, CRESA LEONARD HAVE THIS DAY EXECUTED THEIR SIXTY-SEVEN (67) JOINT PRO MISSORY NOTES BEARING EVEN DATE HEREWITH. SIXTY-SIX OF WHICH ARE FOR THE SUM OF $15.00 EACH AND THE SIXTY-SEVENTH IS FOR $10.00.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 31st day of July 1940
Attest: Catherine Hauser DEPUTY REGISTER

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

THE CITIZENS SAVINGS BANK & TRUST COMPANY

have this day bargained and sold, and do hereby transfer and convey, unto the said MOSES LEONARD AND WIFE, CRESA LEONARD, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.18 ON THE MAP OF BUCHI SUBDIVISION OF LOT NO.20 OF MCNAIRY SUBDIVISION OF THE PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 66 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO.18 FRONTS FIFTY FEET ON THE WEST SIDE OF FOSTER STREET, AND EXTENDS BACK WESTWARDLY BETWEEN PARALLEL LINES 153-1/3 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR, BEING THE SAME PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM ROMANS HAILEY, COUNTY COURT CLERK, RECORDED IN BOOK 571, PAGE 394, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING ALSO THE SAME TRACT OR PARCEL OF LAND HERETOFORE CONVEYED TO J.W. PITT BY DEED OF THE BRANSFORD REALTY COMPANY DATED SEPTEMBER 7TH 1921, AND RECORDED IN BOOK 550 PAGE 329 OF THE SAID REGISTER'S OFFICE, AND BEING THE SAME PROPERTY CONVEYED TO ROBERT CHATMAN AND WIFE, VIOLA CHATMAN BY J.W. PITT AND WIFE ANNA B. PITT, RECORDED IN BOOK 855, PAGE 374, R.O.D.C.TENNESSEE. AND BEING ALSO THE SAME PROPERTY CONVEYED TO THE CITIZENS SAVINGS BANK AND TRUST COMPANY BY DEED DATED OCTOBER 17TH 1932 FROM A.G. PRICE, TRUSTEE, RECORDED IN BOOK 918, PAGE 586, R.O.D.C.TENNESSEE.
BEING ALSO THE SAME TRACT OR PARCEL OF LAND CONVEYED TO W.G. NEWTON AND WIFE LALAH M. NEWTON BY DEED FROM THE CITIZENS SAVINGS BANK & TRUST COMPANY, DATED JULY 20,1933, AND RECORDED IN BOOK 917 PAGE 382, R.O.D.C.TENNESSEE.
SEE ALSO BOOK 971, PAGE 475 R.O.D.C. TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MOSES LEONARD AND WIFE CRESA LEONARD, 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 ASSIGNS ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said MOSES LEONARD AND WIFE, CRESA LEONARD, 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 MOSES LEONARD AND WIFE, CRESA LEONARD do hereby transfer and convey unto A.G. PRICE, 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.