WE, the said V. G. CLARK AND ANNA F. CLARK, 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 $ 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 V. G. CLARK AND ANNA F. CLARK, 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 V. G. CLARK AND ANNA F. CLARK, 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 W. N. PARMAN 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 SAM HALL AND LEACHIE HALL

and V. G. CLARK AND ANNA F. CLARK

at NASHVILLE, Tennessee, this the 5th day of APRIL, 193 5., hereunto set our hands

SAM HALL
LEACHIE HALL
V. G. CLARK
ANNA F. CLARK

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. F. HARDISON, a Notary Public in and for said County and State, the within named SAM HALL AND WIFE, LEACHIE HALL, AND V. G. CLARK AND WIFE, ANNA F. CLARK, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And LEACHIE HALL AND ANNA F. CLARK, WIVES of the said SAM HALL AND V. G. CLARK having appeared before me privately and apart from THEIR husband S the said LEACHIE HALL AND ANNA F. CLARK, 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 5 day of APRIL, 193 5.

My commission expires APRIL 7, 1937.

U.S.R.S. $1.00.

(Seal) W. F. HARDISON
Notary Public.

RECEIVED JAN. 29, 1937, AT 11:40 A.M.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC X

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And X, of the said X 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 day of, 193

My commission expires X

(Seal)
Notary Public.

NUMBER 82836 RECORDED FEB. 1, 1937. THOMAS S. HARTLEY, ET UX. TO GEORGE L. JONES, ET UX.

INSTALLMENT DEED

1012

FOR AND IN CONSIDERATION of the sum of ($2001.00) TWO THOUSAND ONE AND NO/100 DOLLARS

of which ONE AND NO/100 DOLLARS has been paid in cash by GEORGE L. JONES AND WIFE, WILLIE M. JONES, the receipt of which is hereby acknowledged, and for the remainder TWO THOUSAND AND NO/100 ($2000.00) DOLLARS

the said GEORGE L. JONES AND WIFE, WILLIE M. JONES

HAVE EXECUTED AND DELIVERED THEIR SIX PROMISSORY NOTES OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF T. S. HARTLEY AND WIFE, AIMEE BATES HARTLEY, ONE IN THE AMOUNT OF FIVE HUNDRED ($500.00) DOLLARS DUE AND PAYABLE ON OR BEFORE AUGUST 1, 1936, AND FIVE NOTES IN THE AMOUNT OF THREE HUNDRED ($300.00) DOLLARS EACH, ONE DUE AND PAYABLE ON OR BEFORE AUGUST 1, 1937, AUGUST 1, 1938, AUGUST 1, 1939, AUGUST 1, 1940, AND AUGUST 1, 1941,

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 expresly retained on the land herein conveyed

THOMAS S. HARTLEY AND WIFE, AIMEE BATES HARTLEY,

have this day bargained and sold, and do hereby transfer and convey, unto the said GEORGE L. JONES AND WIFE, WILLIE M. JONES, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING TRACT NO. 2 ON FOREST PARK ACREAGE TRACTS ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, AS THE SAME APPEARS OF RECORD IN BOOK 843, PAGE 45, REGISTER'S OFFICE OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 2 SHOWN ON FOREST PARK ACREAGE TRACTS, FRONTS 154 FEET AND 5 INCHES ON THE EAST SIDE OF FOREST PARK ROAD, AND RUNS BACK ON ITS NORTH LINE N. 82° E. 950 FEET TO A POINT; THENCE SOUTH 38° E. 479 FEET TO A POINT; AND MEASURES 1252 FEET ON ITS SOUTH LINE AND CONTAINS 6.72 ACRES, AND BEING PART OF THE SAME PROPERTY CONVEYED TO A. J. LINX, TRUSTEE, BY DEED FROM JOSEPH R. WEST, CLERK & MASTER, OF RECORD IN BOOK 881, PAGE 497, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO THOMAS S. HARTLEY AND WIFE, AIMEE BATES HARTLEY, BY DEED FROM A. J. LINX, TRUSTEE, OF RECORD IN BOOK 896, PAGE 169, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE L. JONES AND WIFE, WILLIE M. JONES, - 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, AND OUR - heirs and representatives, to warrant and forever defend the title to said real estate to said GEORGE L. JONES AND WIFE, WILLIE M. JONES, 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 GEORGE L. JONES AND WIFE, WILLIE M. JONES

do hereby transfer and convey unto J. A. WEBB, 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.