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 non-payment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to , ME in hand paid I , the said KATE REEVES POOLE,

do hereby transfer and convey unto R.D.STANFORD, , 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.

I , the said KATE REEVES POOLE, , 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 $ 2400.00 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.

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 KATE REEVES POOLE, , 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 KATE REEVES POOLE, 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 R.D.STANFORD, 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 W.H.CRISWELL AND WIFE, VIRGINA JENKENS CRISWELL, and KATE REEVES POOLE, hereunto set out hands at NASHVILLE, Tennessee, this the 9TH day of FEB. , 1937.

W.H.CRISWELL
VIRGINIA JENKINS CRISWELL
KATE REEVES POOLE

STATE OF TENNESSEE, DAVIDSON COUNTY.

~~Acknowledgment Before Notary Public.~~

Personally appeared before me, PAUL W.SCHIEL, a Notary Public in and for said County and State, the within-named W.H.CRISWELL AND WIFE, VIRGINA JENKENS CRISWELL AND KATE REEVES POOLES, the bargainor S, 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 having appeared before me privately and apart from husband, the said , 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 9TH day of FEBRUARY, , 1937.

My commission expires APRIL 14TH, 1940.

(Seal) PAUL W.SCHIEL,
Notary Public.

U.S.R.S. $2.50.

RECD FEB. 9, 1937 AT 2:18 P M

25783 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1020

For and in Consideration of the sum of ($5750.00) FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS of which ($2500.00) TWENTY-FIVE HUNDRED AND NO/100 DOLLARS has been paid in cash by ERNEST H.ALLEN AND WIFE, WILMA JERNIGAN ALLEN the receipt of which is hereby acknowledged, and for the remainder ($3250.00) THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS the said ERNEST H.ALLEN AND WIFE, WILMA JERNIGAN ALLEN,

HAVE THIS DAY EXECUTED THEIR ONE LIEN PROMISSORY NOTE IN THE SUM OF $3250.00 ON OR BEFORE MAY 9TH, 1937, PAYABLE TO C.B.KELLEY AND

NOTE BEARING SIX PER CENT INTEREST FROM DATE, AND PROVIDING FOR PAYMENT ATTORNEY FEES, AND TO SECURE THE PAYMENT OF SAID NOTE, PRINCIPAL AND INTEREST, AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED,

I, C.B.KELLEY, AN UNMARRIED MAN, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID ERNEST H. ALLEN AND WIFE, WILMA JERNIGAN ALLEN, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO.21 OF BLOCK "H" ON THE MAP OF BATTLEFIELD ESTATES, SECTION 2, OF RECORD IN BOOK 843, PAGE 108, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.21 FRONTS 70 FEET ON THE NORTHERLY SIDE OF SUTTON HILL ROAD AND RUNS BACK BETWEEN LINES ALONG THE EAST MARGIN OF CRAIG AVENUE 178 FEET TO A DEAD LINE ON WHICH IT MEASURES 90 FEET.

BEING PART OF THE PROPERTY CONVEYED TO C.B.KELLEY BY DEED FROM NASHVILLE TRUST COMPANY OF RECORD IN BOOK 981, PAGE 523, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

1937 STATE AND COUNTY TAXES ARE ASSUMED BY THE GRANTEES HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN RESTRICTIVE COVENANTS CONTAINED IN DEED FROM NASHVILLE TRUST COMPANY TO C.B.KELLEY AS OF RECORD IN BOOK 981, PAGE 523, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A FULL AND ACCURATE DESCRIPTION.

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 11 day of FEB. 1937
COMMERCE UNION BANK
By [illegible]
Witness
DEPUTY REGISTER

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ERNEST H.ALLEN AND WIFE, WILMA JERNIGAN ALLEN, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered, EXCEPT AS HEREIN STATED. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said ERNEST H.ALLEN AND WIFE, WILMA JERNIGAN ALLEN, THEIR heirs and assigns, against the lawful claims of all persons.