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 US in hand paid WE, the said RICHARD M.GUNN AND WIFE, FRANCES GUNN,

do hereby transfer and convey unto JNO.B.COBB, 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.

WE, the said RICHARD M.GUNN AND WIFE, FRANCES GUNN, 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 $ -- 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 RICHARD M.GUNN AND WIFE, FRANCES GUNN, 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, IF 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 RICHARD M.GUNN AND WIFE, FRANCES GUNN, 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 JNO.B.COBB, 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 C.B.BOWLES AND WIFE, GRACE D. BOWLES,

and RICHARD M.GUNN AND WIFE, FRANCES GUNN, hereunto set out hands at NASHVILLE, Tennessee, this the 5TH day of MARCH, 1937.

C.D.BOWLES
GRACE D.BOWLES
RICHARD M.GUNN
FRANCES GUNN

~~Acknowledgment Before Notary Public~~

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH WILSON, a Notary Public in and for said County and State, the within-named C.D.BOWLES AND WIFE, GRACE D.BOWLES AND RICHARD M.GUNN AND WIFE, FRANCES GUNN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XXXXXXXXXXXXXX, of the said having appeared before me privately and apart from XXXXXX 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 5TH day of MARCH, 1937.

My commission expires APRIL 5, 1937.

(Seal) ELIZABETH WILSON,
Notary Public.

U.S.R.S. $0.50.

RECD MARCH 5, 1937 AT 11:59 A.M.

NUMBER 84312 RECORDED MARCH 8TH, 1937 MRS. LULA V. CHRISTLEY A WIDOW TO GEORGE A. PATTON & J. P. BUCHANAN

25765 MARRIANCE BROS CO. NASHVILLE

J.H.E.

INSTALLMENT DEED

1020

For and in Consideration of the sum of FIFTEEN HUNDRED AND NO/100 DOLLARS

of which THREE HUNDRED AND NO/100 DOLLARS has been paid in cash by GEORGE A. PATTON AND J. P. BUCHANAN, the receipt of which is hereby acknowledged, and for the remainder TWELVE HUNDRED AND NO/100 DOLLARS the said GEORGE A PATTON AND J. P. BUCHANAN HAVE EXECUTED AND DELIVERED THEIR FORTY EIGHT (48) JOINT PROMISSORY NOTES FOR THE PRINCIPAL SUM OF $25.00 EACH BEARING EVEN DATE HEREWITH AND DUE MONTHLY BEGINNING APRIL 5, 1937 WITH INTEREST AT 6% FROM DATE EACH OF SAID MONTHLY NOTES BEARING ITS OWN INTEREST AND PAYABLE MONTHLY AND PAYABLE TO THE ORDER OF MRS. LULA V. CHRISTLEY AND PROVIDING FOR PAYMENT OF ATTORNY FEES AND TO SECURE THE PAYMENT OF SAID NOTESPRINCIPAL AND INTEREST AND ATTORNEY FEES A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED I, MRS. LULA V. CHRISTLEY A WIDOW, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID GEORGE A PATTON AND J.P. BUCHANAN THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY TENNESSEE, AS FOLLOWS:

BEING LOT NO. 82 ON THE EAST EDGEFIELD PLAN OF LOTS AS OF RECORD IN BOOK 21, PAGE 147, OF THE REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE, SAID LOT NO. 82 FRONTS 50 FEET ON THE NORTH SIDE OF FATHERLAND STREET, FORMERLY HOBSON AVENUE AND EXTENDS BACK NORTH BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY IN THE REAR. BEING THE SAME PROPERTY CONVEYED TO W. B. CHRISTLEY AND WIFE LULA V. CHRISTLEY BY DEED FROM G. C. RUSSELL AND H.P. SLATER DATED AUGUST 18TH 1919 AND RECORDED IN BOOK 526, PAGE 332, REGISTER'S OFFICE DAVIDSON COUNTRY TENNESSEE PURCHASERS ASSUME AND AGREE TO PAY ALL 1937 TAXES

I declare that I am the true and lawful holder of the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 23 day of March, 1943.
Attest: Lillie Mae McGinley DEPUTY REGISTER

I declare that I am the true and lawful holder of the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 31 day of March, 1943.
Attest: Lillie Mae McGinley DEPUTY REGISTER

I declare that I am the true and lawful holder of the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 31 day of March, 1943.
Attest: Lillie Mae McGinley DEPUTY REGISTER

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE A. PATTON AND J.P. BUCHANAN 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. I, further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said GEORGE A PATTON AND J. P. BUCHANAN THEIR, heirs and assigns, against the lawful claims of all persons.