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 ~~MX~~ in hand paid WE, the said CHAS. R. FAULKNER, JR AND WIFE CATHERINE COCORAN FAULKNER

do hereby transfer and convey unto A.J. LINX, SR, 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 CHAS. R. FAULKNER, JR AND WIFE, CATHERINE COCORAN FAULKNER, 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 $ 1,000.00 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 CHAS. R. FAULKNER, JR AND WIFE, CATHERINE Corcoran Faulkner, 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~~ EITHER THOSE EXECUTED BY OR ASSUMED BY US 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 US, OUR 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 A.J.LINX 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 CHARLES E. HALL AND WIFE, MARY MCINTOSH HALL

and CHAS. R. FAULKNER, JR AND WIFE, CATHERINE COCORAN FAULKNER, hereunto set out hands at NASHVILLE, Tennessee, this the 2ND day of MARCH, 193 7

CHARLES E. HALL
MARY MCINTOSH HALL
CHAS. R. FAULKNER JR
CATHERINE COCORAN FAULKNER

Acknowledgment Before Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES, a Notary Public in and for said County and State, the within-named CHARLES E. HALL AND WIFE, MARY MCINTOSH HALL AND CHAS. R. FAULKNER, JR AND WIFE, CATHERINE COCORAN FAULKNER 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 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 2ND day of MARCH, 193 7

My commission expires JULY 2ND, 1939

U.S.R.S. $1.00
REC'D MCH 5,1937 AT 2:30 P.M.

(Seal) JOE W. RIVES
Notary Public.

25783 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1020

For and in Consideration of the sum of $225.00 TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS

of which TEN ($10.00) AND NO/100 DOLLARS

has been paid in cash by EDGAR LANNOM AND WIFE, LOIS LANNOM, , the receipt of which is hereby acknowledged, and for

the remainder $215.00 TWO HUNDRED FIFTEEN AND NO/100 DOLLARS

the said EDGAR LANNOM AND WIFE, LOIS LANNOM,

HAVE EXECUTED THEIR TWENTY-TWO (22) JOINT PROMISSORY NOTES OF EVEN DATE HEREWITH OF WHICH TWENTY-ONE (21) OF SAID NOTES ARE EACH IN THE SUM OF TEN ($10.00) DOLLARS, ONE (1) THE LAST NOTE IN THE SUM OF FIVE $5.00 DOLLARS, THE FIRST OF WHICH IS DUE AND PAYABLE ON SEPT, 19TH, 1935, AND ONE OTHER NOTE DUE AND PAYABLE ON OR BEFORE THE 18TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL BECOME DUE AND PAYABLE ALL OF WHICH DUE AND PAYABLE TO OPHA BIXLER, OR ORDER.

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

I, OPHA BIXLER, AN UNMARRIED WOMAN OF LEGAL AGE HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID EDGAR LANNOM AND WIFE, LOIS LANNOM, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

IN 11TH CIVIL DISTRICT OF SAID COUNTY AND STATE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH MARGIN OF A NEW OR UNNAMED STREET THAT RUNS PARALLEL WITH OLD HICKORY BOULEVARD OR NEW BRIDGE ROAD, AND SAID POINT OF BEGINNING BEING WHERE THE WEST BOUNDARY LINE OF DAN FERRIS LOT IF EXTENDED WOULD STRIKE SAID NEW OR UNNAMED STREET, THENCE WITH THE SAID SOUTH MARGIN OF SAID NEW STREET AND WEST 60.4 FEET TO A POINT AND THE DIVIDING LINE BETWEEN LOTS 16 AND 17 AND 4 AND 5 IN THE UNRECORDED PLAN OF B.F.BIXLER OF THE WITHIN CONVEYED AND DESCRIBED PROPERTY; THENCE WITH SAID DIVIDING LINE AND SOUTH 200 FEET TO THE NORTH-WEST CORNER OF LOT SOLD AND CONVEYED TO EDGAR LANNOM AND WIFE LOIS LANNOM, BY DEED OF RECORD IN BOOK NO.946, PAGE 375, REGISTERS OFFICE FOR SAID COUNTY AND STATE; THENCE EASTERLY WITH LANNOMS NORTH LINE 60.4 FEET TO DAN FERRIS WEST LINE; THENCE WITH THE SAME AND CONTINUS 200 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF THE SAME PROPERTY THAT WAS CONVEYED TO OPHA BIXLER BY DEED OF RECORD IN BOOK NO.____, PAGE ___ OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the instrument within written, and hereby acknowledge same due satisfaction thereof and discharge of the lien to secure the same in full. This 2/ day of June 1944.

Attest: Opha Bixler

DEPUTY REGISTER

To Have and to Hold said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said EDGAR LANNOM AND WIFE, LOIS LANNOM, THEIR heirs and assigns, forever, 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. further covenant and bind EDGAR LANNOM AND WIFE, LOIS LANNOM, THEIR heirs and representatives, to warrant and forever defend the title to said real estate to said heirs and assigns, against the lawful claims of all persons.