I , the said M.L. Hopkins , 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 $ 600.00 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 M.L. Hopkins , 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, 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 M.L. Hopkins 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 B.C. Hawes 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 Mrs. Tina Hawes, a single woman of lawful age

and M.L. Hopkins , hereunto set our hands at Nashville , Tennessee, this the 20th day of January , 193 7 .

MRS. TINA HAWES
M.L. HOPKINS

U.S.R.S. $2.50.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Willia Gwosdof , a Notary Public in and for said County and State, the within named Mrs. Tina Hawes and M.L. Hopkins , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And xxxxxxxxxxxxxxx of the said having appeared before me privately and apart from husband , the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband xxx and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this -- day of May , 193 7.

My commission expires Jan. 3,1938.

(Seal) WILLIAM GWOSDOF
Notary Public.

Received May 10,1937 at 2:20 P.M.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED AND FIFTY ($250.00) DOLLARS

of which FIFTY ($50.00) DOLLARS has been paid in cash by
WILL BONDS AND WIFE SALLIE BONDS,
TWO HUNDRED ($200.00) , the receipt of which is hereby acknowledged, and for the remainder DOLLARS

the said WILL BONDS AND WIFE SALLIE BONDS, HAVE HEREBY EXECUTED THEIR TWENTY FIVE (25) PROMISSORY NOTES FOR EIGHT DOLLARS ($8.00) EACH TO THE ORDER OF MARGARET J. MCGRATH ALICE N. MCKINSTRY AND JAMES F. NOONAN DATED APRIL 5, 1937 BEARING INTEREST FROM DATE, THE FIRST ONE FALLING DUE MAY 5, 1937 AND ONE FALLING DUE ON THE 5TH DAY OF EACH MONTH THERE AFTER UNTIL ALL OF SAID NOTES ARE PAID. TO SECURE THE PAYMENT OF THE ABOVE MENTIONED NOTES A VENDOR'S LIEN IS HEREBY RETAINED UPON THE PROPERTY HEREIN CONVEYED. ALL OF SAID NOTES BEARING SIX PER CENT INTEREST FRUM DATE AND PROVIDING FOR PAYMENT OF ATTORNEY FEES AND TO SECURE THE PAYMENT OF SAIDNOTES PRINCIPAL AND INTEREST AND ATTORNEY FEES A LIEN IS EXPRESSLY RETAINED ON THE LANDHEREIN CONVEYED WE, MARGARET J. MCGRATH A WIDOW, ALICE N. MCKINSTRY & HUSBAND W. S. MCKINSTRY AND JAMES F. NOONAN UNMARRIED HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID WILL BONDS AND WIFE SALLIE BONDS THEIR, HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY STATE TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING THE NORTH 30 FEET 6 INCHES OF LOT NO. 105, ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION AS OF RECORD IN BOOK 21, PAGES 84, AND 85, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 105 FRONTS 30 FEET 6 INCHES ON THE WEST SIDE OF MAURY STREET, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A 20- FOOT ALLEY AND IS THE PROPERTY THAT WAS CONVEYED TO MARGARET J. MCGRATH ALICE N. MCKNSTRY AND JAMES F. NOONAN BY WILL OF MARY BRODY DECEASED RECORDED IN WILL BOOK 44, PAGE 12, COUNTY COURT FOR DAVIDSON COUNTY TENNESSEE.

I declare that I am the bona fide and lawful holder of the claim secured by this instrument and that the same is true and correct. I acknowledge the satisfaction thereof and direct the same to be entered upon the records of this office. This 11th day of May, 1937
Mrs. Ida Hardcastle
Register

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILL BONDS AND WIFE SALLIE BONDS, 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. EXCEPT BY 1937 TAXES WHICH PURCHASERS ASSUME.

WE further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILL BONDS AND WIFE SALLIE BONDS 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 WILL BONDS AND WIFE SALLIE BONDS do hereby transfer and convey unto E.B. HARPOLE, , 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.