I , the said CHARLOTTE E. JOHNSON , 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 $ 300.00 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 CHARLOTTE E. JOHNSON , 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 CHARLOTTE E. JOHNSON, HER 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 HENRY HIGHT 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 HELEN I, HIGHT AND HUSBAND GEO. W. HIGHT

and CHARLOTTE E. JOHNSON AND HUSBAND, WALTER JOHNSON , hereunto set our hands at NASHVILLE , Tennessee, this the 20 day of JULY , 1937 .

WALTER JOHNSON
HELEN I. HIGHT
GEO. W. HIGHT
CHARLOTTE E. JOHNSON

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. F. MILLER , a Notary Public in and for said County and State, the within named HELEN I. HIGHT AND HUSBAND GEO. W. HIGHT AND CHARLOTTE E. JOHNSON AND HUSBAND, WALTER JOHNSON 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 , of the said X having appeared before me privately and apart from husband , the said , acknowledged the execution of the said instrument to have been done by X 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 20 day of JULY , 1937

My commission expires APR. 9. 1939

(Seal) C. F. MILLER
Notary Public.

USRS 50¢

RECEIVED JULY 24, 1937 AT 11;22 A.M.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND AND NO/100($20,000.00).... DOLLARS

of which FIVE THOUSAND TWOHUNDRED FIFTY AND NO/100 ($5,250.00).... DOLLARS has been paid in cash by GEORGE H.HOBBS, , the receipt of which is hereby acknowledged, and for the remainder FOURTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($14,750.00)..... DOLLARS

the said GEORGE H. HOBBS, HASXTRANSFERRED TO THE SAID GEORGE W. TRIBBLE CERTAIN PROPERTY ON KENNER AVENUE IN NASHVILLE DAVIDSON COUNTY, TENNESSEE, AT AN AGREED VALUE OF $7,750.00 HAS ASSUMED AND HEREBY AGREES TO PAY/THE BALANCE OF $4,750.00 ON A NOTE DATED NOVEMBER 8, 1935, WITH INTEREST FROM AUGUST 1, 1937 SECURED BY DEED OF TRUST OF RECORD IN BOOK 969 PAGE 69, R.O.D.C. TENN AND HAS EXECUTED HIS TWO NOTES OF EVEN DATE HEREWITH IN THE SUM OF $1,125.00 EACHPAYABLE TO GEORGE W. TRIBBLE AND DUE ONE AND TWO YEARS AFTER DATE, WITH INTEREST FROM AUGUST 1, 1937, 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 LANDHEREIN CONVEYED WE, THE SAID GEORGE W. TRIBBLE AND WIFE GOLDIE TRIBBLE HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID GEORGE H. HOBBS HIS HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY TENNESSEE, AS FOLLOWS:

A TRACT OF LAND IN THE 8TH FORMERLY 12TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, KNOW AS THE W.D. DOZIER FARM, AND ACCORDING TO A MAP SHOWING A SURVEY OF SAID LAND MADE BY EREE DRAKE COUNTY SURVEYOR OF SAID COUNTY ON JANUARY 15, 1930 IS DESCRIVED AS FOLLOWS, BEGINNING AT LOW WATER LINE ON THE SOUTH BANK OF CUMBERLAND RIVER OPPOSITE THE HEAD OF GOWER'S ISLAND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY ANNA B. ADKISSON TO HER DAUGHTER EDNA H. DRAKE BY DEED OF RECORD IN BOOK 57, PAGE 487 REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WEST LINE OF SAID TRACT SOUTH 2½° WEST 61.5 POLES SOUTH 25° WEST 56 POLES SOUTH 12° WEST 96 POLES TO A HACKBERRY TREE NEAR THE RIVER ROAD, THENCE SOUTH 80½° WEST 104 FEET OR 6.30 POLES TO A STONE, THENCE SOUTH 60-3/4° WEST 260 FEET OR 15.7 POLES TO THE FACE OF A ROCK OVER A SPRING; THENCE NORTH 27° WEST 33 FEET OR 2 POLES TO A STAKE THENCE SOUTH 75-3/4° WEST 104 FEET OR 6.30 POLES TO A SYCAMORE; THENCE SOUTH 46° WEST 1280 FEET OR 77.57 POLES TO A LARGE SYCAMORE THENCE SOUTH 58½° WEST 466 FEET OR 28.24 POLES TO A BEECH, THENCE SOUTH 35½° WEST 321 FEET OR 19.45 POLES TO A BEECH; THENCE SOUTH 48-3/4 ° WEST 324 FEET OR 19 .63 POLES TO A BEECH; THENCE SOUTH 28-3/4° WEST 321 FEET OR 19.45 POLES TO A SYCAMORE; THENCE SOUTH 37 -3/4° WEST 283 FEET OR 17.2 POLES TO A STAKE IN THE SOUTH LINE OF SAID FARMLAND LOVELACE'S SOUTH-WEST CORNER THENCE NORTH 87½° WEST 64.5 POLES TO A SOURWOOD AND POINTERS IN H.C. DRAKE'S NORTH LINE OF THE A . P. DOZIER GRANT NO. 25570 and with Heather's Dozier to C.E. Drake by deed of record in Book later DR. ALLEN'S LAND AND BEING ALSO THE SOUTHEAST CORNER OF A TRACT OF 143.75 ACRES OF LAND CONVEYED BY W. D. DOZIER, 529 PAGE 321, REGISTER'S OFFICE FOR SAID COUNTY AND NOW OWNED BY C. E. WILSON THENCE WITH THE EAST LINE OF SAID TRACT NORTH 20° EAST 40 POLES TO A LARGE OAK NOW OAK STUMP NORTH 9° EAST 181.20 POLES TO A POINT IN THE CENTER OF THE RIVER ROAD; THENCE NORTH 4-3/4° WEST 31.28 POLES TO A DOUBLE HONEY LOCUST THENCE NORTH 3° WEST 34.44 POLES TO CENTER OF A WELL THENCE NORTH 3/4° EAST 68.96 POLES TO LOW WATER LINE OF CUMBERLAND RIVER THENCE UP THE RIVER AT LOW WATER LINE SOUTH 86- 3/4° EAST 84 POLES AND NORTH 89½° EAST 137.7 POLES TO THE BEGINNING CONTAINING 358.18 ACRES BE THE SAME MORE OR LESS AND BEING THE SAME PROPERTY CONVEYED TO G.W. TRIBBLE BY DEED FROMW. D. DOZIER OF RECORD IN BOOK 913, PAGE 540, SAID REGISTERS OFFICE . THE ABOVE PROPERTY IS CONVEYED SUBJECT TO AN EASEMENT FOR A ROADWAY AS DESCRIBED IN A DEED FROM W. D. DOZIER TO E.J. ADKISSON OF RECORD IN BOOK NO. 600 PAGE 641, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

GRANTORS HEREIN ARE TO RETAIN POSSESSION OF THE ABOVE MENTIONED AND DESCRIBED LANDS UNTIL JANUARY 1, 1937, WITHOUT CHARGE FOR RENT AND ARE TO SURRENDER POSSESSION THEREOF TO GRANTEE ON SAID DATE, TAXES FOR THE YEAR 1937 ARE TO BE PAID BY GRANTORS ON OR BEFORE JANUARY 1, 1937

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE H. HOBBS HIS 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 AS HEREINABOVE STATED AND TAXES 1937 WHICH GRANTORS ARE TO PAY.

WE further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GEORGE H. HOBBS HIS 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 H. HOBBS AND WIFE IRENE HOBBS

do hereby transfer and convey unto JAMES A. NEWMAN , 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 declare that I am the true and lawful holder of the instrument within recorded, and hereby acknowledge the satisfaction thereof secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 29 day of March 1939 Attest: DEPUTY REGISTER