WE , the said JOHN H.TUCKER AND WIFE, HELEN HUNT TUCKER, , 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 $ 5,000.00 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 JOHN H.TUCKER AND WIFE, HELEN HUNT TUCKER, , 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, 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 JOHN H.TUCKER AND HELEN HUNT TUCKER, THEIR 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.F.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 R.D.STANFORD AND WIFE, EULA MYRTLE STANFORD,

and JOHN H.TUCKER AND WIFE, HELEN HUNT TUCKER, , hereunto set our hands at NASHVILLE, , Tennessee, this the 29 day of AUGUST , 193 3.

R.D.STANFORD
EULA MYRTLE STANFORD
JOHN H.TUCKER
HELEN HUNT TUCKER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T.B.BOYD, a Notary Public in and for said County and State, the within named R.D.STANFORD AND WIFE, EULA MYRTLE STANFORD, JOHN H.TUCKER AND WIFE, HELEN HUNT TUCKER, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EULA MYRTLE STANFORD AND HELEN HUNT TUCKER, , WIVES of the said R.D.STANFORD AND JOHN H.TUCKER, having appeared before me privately and apart from THEIR husband S , the said EULA MYRTLE STANFORD AND HELEN HUNT TUCKER, , acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband S , and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville~~ DONELSON, Tennessee, this 29 day of AUGUST , 193 3.

My commission expires MAY 16, 1935.

(Seal) T.B.BOYD,
Notary Public.

U.S.R.S. $7.00

RECD AUGUST 2ND, 1937 AT 11:45 A.M.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FOUR HUNDRED FIFTY AND NO/100 ($3450.00) DOLLARS of which TWO HUNDRED FIFTY AND NO/100 - - - --- - ($250.00) - - - - - DOLLARS has been paid in cash by WILLIAM E. COLEMAN AND WIFE MAZIE DEAN COLEMAN, the receipt of which is hereby acknowledged, and for the remainder THIRTY TWO HUNDRED AND NO/100 ($32 0.00) - DOLLARS the said WILLIAM E. COLEMAN AND WIFE MAZIE DEAN COLEMAN ASSUME AND AGREE TO PAY A CERTAIN MORTGAGE OR DEED OF TRUST, EXECUTED BY C.D. BOWLES AND WIFE, GRACE D. BOWLES TO E. E. MURREY, TRUSTEE TO SECURE THE FIRST MORTGAGE COMPANY OF NASHVILLE THE PRINCIPAL SUM OF $2300.00 PAYABLE IN SEMI-ANNUAL INSTALLMENTS OF $100.00 EACH, WHICH HAS NOW BEEN REDUCED TO THE SUM OF $2200.00 OF RECORD IN BOOK 977, PAGE 333, REGSITER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND FOR THE BALANCE OF ONE THOUSAND AND NO/100 ($1000.00) DOLLARS, HAVE EXECUTED AND DELIVERED THEIR ONE (1) CERTAIN PROMISSORY NOTE IN THE PRINCIPAL SUM OF $1000.00, BEARING EVEN DATE WITH THIS CONVEYANCE, PAYABLE IN MONTHLY INSTALLMENTS OF $20,00 BEGINNING SEPTEMBER 1, 1937 WITH INTEREST AT 5% PAYABLE MONTHLY, THE FINAL PAYMENT DUE OCTOBER 1, 1941, AND PROVIDING FOR PAYMENT OF 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, WE, C. D. BOWLES AND WIFE, GRACE BOWLES HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID WILLIAM E. COLEMAN AND WIFE, MAZIE DEAN COLEMAN THEIR HEIRS AND ASSIGNS CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEING PART OF LOT NO. 60 ON THE PLAN OF BROWNSVILLE AS OF RECORD IN BOOK 21, PAGE 9 REGISTER'S OFFICE FOR SAID COUNTY, AND BEING THE NORTHERLY 50 FEET OF LOT NO. 2 ON THE UNRECORDED MAP OF MRS. MOLLIE BUCHANAN'S SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, APRIL 22, 1935 AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF RIVERSIDE DRIVE AT A POINT 150 FEET NORTH OF THE NORTHERLY MARGIN OF CREIGHTON AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID DRIVE NORTHWARDLY 50 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 190 FEET TO THE EASTERLY LINE OF LOT NO. 5; THENCE WITH SAID LINE SOUTHWARDLY 50 FEET; THENCE EASTWARDLY 190 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO C. D. BOWLES AND WIFE, GRACE D. BOWLES BY DEED FROM MOLLIE MILLS BUCHANAN AND HUSBAND OF RECORD IN BOOK 954, PAGE 644, SAID REGISTER'S OFFICE

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN DEED FROM MOLLIE MILLS BUCHANAN AND HUSBAND TO C. D. BOWLES AND WIFE OF RECORD IN BOOK 954, PAGE 644 R.O.D.C. TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

THE PURCHASER ASSUMES THE 1937 TAXES, POSSESSION TO BE GIVEN AUG. 20, 1937

Note for $1200.00 date Jul 31st 1937
Due 1 Oct 1941
Collateral Loan
Comptroller Tennessee Inheritance Tax
Attest: [illegible]
Deputy

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM E. COLEMAN AND WIFE, MAZIE DEAN COLEMAN, 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 AS HEREIN STATED.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM E. COLEMAN AND WIFE MAZIE DEAN COLEMAN, 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 WILLIAM E. COLEMAN AND WIFE, MAZIE DEAN COLEMAN do hereby transfer and convey unto E. E. MURREY , 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.