WE, the said R. H. ALLEN AND WIFE, LILLIE MAI ALLEN, 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 $ 1500.00 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 R. H. ALLEN AND WIFE, LILLIE MAI ALLEN, 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 R. H. ALLEN AND WIFE, LILLIE MAI ALLEN, 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 L. M. WOOD 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 GENERAL SECURITIES COMPANY

and R. H. ALLEN AND WIFE, LILLIE MAI ALLEN
at NASHVILLE, Tennessee, this the 9TH day of AUGUST, 193 7. hereunto set our hands

(SEAL) GENERAL SECURITIES COMPANY
BY WALTER SANFORD, PRESIDENT.

ATTESTED:
M. E. PAYNE, SECRETARY.

R. H. ALLEN
LILLIE MAI ALLEN

~~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 R. H. ALLEN AND WIFE, LILLIE MAI ALLEN, the bargainor, 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 X, 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 10TH day of AUGUST, 193 7.

My commission expires JULY 2ND, 1939.

(Seal) JOE W. RIVES,
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

BEFORE ME, W. J. HUBBARD, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED WALTER SANFORD WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE GENERAL SECURITIES COMPANY THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

AND ALSO PERSONALLY APPEARED M. E. PAYNE, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGES HERSELF TO BE SECRETARY OF THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT SHE AS SUCH SECRETARY BEING AUTHORIZED SO TO DO, AFFIXED THE SEAL OF THE SAID CORPORATION TO THE FOREGOING INSTRUMENT TO EXECUTE THE SAME FOR THE PURPOSE THEREIN CONTAINED, AND THAT SHE ATTESTED THE SAME AS SUCH OFFICER OF SAID CORPORATION; AND THAT THE SEAL THERETO AFFIXED IS THE GENUINE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS THE 9TH DAY OF AUGUST, 1937.

MY COM. EXP. OCT. 7, 1940. (SEAL) W. J. HUBBARD
NOTARY PUBLIC.

U.S.R.S. $2.00.

RECEIVED AUGUST 11, 1937, AT 12:56 P.M.

F.H.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of SIXTEEN HUNDRED ($1600.00) DOLLARS
of which THIRTY FOUR & 67/100 ($34.67) DOLLARS has been paid in cash by
MRS. SALLIE MAI RAINEY, , the receipt of which is hereby acknowledged, and for the remainder
FIFTEEN HUNDRED SIXTY FIVE AND 33/100 ($1565.33) DOLLARS
the said MRS. SALLIE MAI RAINEY,

HAS THIS DAY EXECUTED HER SEVENTY FOUR (74) PROMISSORY NOTES OF EVEN DATE HEREWITH, THE FIRST SIX BEING IN THE SUM OF $20.00 EACH; THE NEXT 18 BEING IN THE SUM OF $25.00 EACH; THE NEXT 49 BEING IN THE SUM OF $20.00 EACH AND THE LAST NOTE BEING IN THE SUM OF $15.33. THE FIRST OF SAID NOTES FALLS DUE JANUARY 28TH, 1936, AND ONE ON THE 28TH DAY OF EACH MONTH THEREAFTER.

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,

WE, A.S.DRENNAN AND WIFE, SALLIE DRENNAN HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID SALLIE MAI RAINEY, HER HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO.32 IN CEPHAS WOODARD'S SUBDIVISION OF LOTS NOS. 5 AND 6 OF THE WOODARD PROPERTY, AS OF RECORD IN BOOK 161, PAGE 174, R.O.D.C.TENN.

SAID LOT NO.32, FRONTS 50 FEET ON THE WEST SIDE OF CEPHAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 115 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO A.S.DRENNAN BY DEED DATED JANUARY 4TH, 1936, FROM BAXTER CATO, TRUSTEE, OF RECORD IN BOOK ___, PAGE ___, R.O.D.C.TENN.

I declare that I am the true and lawful holder, or the agent thereof duly authorized by the same, recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 27 day of 1937
Attest: A. S. Drennan
M. E. Smith

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said SALLIE MAI RAINEY, HER 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said SALLIE MAI RAINEY, HER 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 ME in hand paid I, the said SALLIE MAI RAINEY,

do hereby transfer and convey unto JNO.C.BLACKWELL, 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.