WE , the said JOHN M.DONNELLY AND WIFE, DAISY THOMAS DONNELLY, , 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 $ 5100.00 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 M.DONNELLY AND WIFE, DAISY THOMAS DONNELLY, , 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 M.DONNELLY AND WIFE, DAISY THOMAS DONNELLY, -- 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 W.L.BAINBRIDGE, SR. 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 E.C.JONES, (AN UNMARRIED MAN)

and JOHN M.DONNELLY AND WIFE, DAISY THOMAS DONNELLY, , hereunto set our hands at NASHVILLE, , Tennessee, this the 13TH day of SEPT., 1937. ~~193-~~ .

JOHN M.DONNELLY

DAISY THOMAS DONNELLY

E.C.JONES

~~ACKNOWLEDGMENT BEFORE NOTARY PUBLIC~~

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L.BAINBRIDGE,JR. , a Notary Public in and for said County and State, the within named E.C.JONES (UNMARRIED) AND JOHN M.DONNELLY AND WIFE, DAISY THOMAS DONNELLY,

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

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

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of SEPTEMBER , 1937.

My commission expires MAY 6, 1940.

(Seal) W.L.BAINBRIDGE,JR.
Notary Public.

U.S.R.S $1.50.

RECD SEPT. 14, 1937 AT 3:30 P M
MM

~~ACKNOWLEDGMENT BEFORE NOTARY PUBLIC~~

STATE OF TENNESSEE, X DAVIDSON COUNTY.

Personally appeared before me, X , a Notary Public in and for said County and State, the within named XX

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. X

And X , of the said

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. X

Witness my hand and official seal at X Nashville, Tennessee, this day of , 193

My commission expires

XX (Seal)
Notary Public.

BROS. MARSHALL & BRUCE CO., NASHVILLE

INSTALLMENT DEED

1041

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED & TWENTY-SIX & 92/100 ($1526.92) DOLLARS of which ONE HUNDRED AND SIXTY-EIGHT ($168.00) DOLLARS has been paid in cash by FRED O.LAKE AND WIFE, MAUD LAKE, , the receipt of which is hereby acknowledged, and for the remainder THIRTEEN HUNDRED & FIFTY-EIGHT & 92/100 ($1358.92) DOLLARS the said FRED O.LAKE AND MAUD LAKE,

HAVE EXECUTED AND DELIVERED THEIR NINETY-SEVEN (97) PROMISSORY NOTES, OF EVEN DATE WITH THIS INSTRUMENT, PAYABLE MONTHLY TO THE ORDER OF ROBERT LUSK, BEGINNING SEPTEMBER 15, 1937 AND CONTINUING ON THE 15TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL ARE PAID. SAID NOTES ARE NUMBERED FROM 1 TO 97, BOTH INCLUSIVE, THE FIRST NINETY-SIX (96) OF SAID NOTES ARE FOR FOURTEEN ($14.00) DOLLARS EACH IN PRINCIPAL, AND THE LAST NOTE IS FOR FOURTEEN DOLLARS AND NINETY-TWO CENTS ($14.92). ALL OF SAID NOTES BEAR INTEREST FROM DATE AT SIX PER CENT (6%) AND A LIEN IS ESPECIALLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE SAID NOTES AND INTEREST. ALL OF SAID NOTES PROVIDE FOR ATTORNEY'S FEES AND ALL COSTS OF COLLECTION, AND ARE PAYABLE AT THE OFFICE OF ROBERT LUSK, NASHVILLE, TENNESSEE.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed

WE ROBERT LUSK AND WIFE, BINNIE BRIGGS LUSK,

have this day bargained and sold, and do hereby transfer and convey, unto the said FRED O.LAKE AND WIFE, MAUD LAKE, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LOT NO.6, E. T. BROWN'S SUBDIVISION OF THE PATTERSON TRACT, IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SEE PLAN OF RECORD IN BOOK 332, PAGE 50, R.O.D.C., TENNESSEE.

SAID LOT NO.6 HEREIN CONVEYED FRONTS 75½ FEET ON THE SOUTH SIDE OF WHITSITT AVENUE OR WHITSITT ROAD, AND RUNS BACK 150 FEET ON THE WEST LINE AND 150½ FEET ON THE EAST LINE TO THE NORTH LINE OF LOT NO.7 ON SAID PLAN, AND SHOWS 95½ FEET ON SAID SOUTH LINE, AND BEING THE SAME PROPERTY HERETOFORE CONVEYED TO ROBERT LUSK BY DEED FROM MARY EASON, OF RECORD IN BOOK 1031, PAGE 218, R.O.D.C., TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the foregoing mortgage and that the same is just and unpaid. This ____ day of ____ 1937

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, ____ a Notary Public in and for said County and State, and hereby acknowledge the satisfaction of the foregoing mortgage to be true and correct.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said FRED O.LAKE AND WIFE, MAUD LAKE, -- 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 FOR TAXES FOR 1937, WHICH PURCHASER HEREBY ASSUMES AND AGREES 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 FRED O.LAKE AND WIFE, MAUDE LAKE 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 FRED O.LAKE & WIFE, MAUD LAKE

do hereby transfer and convey unto MRS.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.