I, the said CALLIE WOODMORE, 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 $ 800.00 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 CALLIE WOODMORE, 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 CALLIE WOODMORE, 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 G. S. MEADORS 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 DR. H. L. MEADORS

and CALLIE WOODMORE

at NASHVILLE, Tennessee, this the 9TH day of OCTOBER, , 193 6, hereunto set our hands

H. L. MEADORS

CALLIE WOODMORE

~~ACKNOWLEDGMENT BEFORE NOTARY PUBLIC~~

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Z. ALEXANDER LOOBY, a Notary Public in and for said County and State, the within named DR. H. L. MEADORS AND CALLIE WOODMORE

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

And , of the said

having appeared before me privately and apart from husband, the said , 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.

Witness my hand and official seal at Nashville, Tennessee, this 9TH day of OCTOBER, , 193 6.

My commission expires OCT. 9, 1939.

U.S.R.S. $1.00.

(Seal) Z. ALEXANDER LOOBY,
Notary Public.

RECEIVED SEPT. 15, 1937, AT 12:56 P.M.
F.H.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

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

And , of the said

having appeared before me privately and apart from husband, the said , 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.

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

My commission expires

(Seal)
Notary Public.

INSTALLMENT DEED

1041

FOR AND IN CONSIDERATION of the sum of ($5,500.00) FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

of which FIVE HUNDRED FIFTY & NO/100 ($550.00) DOLLARS has been paid in cash by R.E. GRAVES AND WIFE, LILLIAN GRAVES the receipt of which is hereby acknowledged, and for the remainder

FOUR THOUSAND NINE HUNDRED FIFTY & NO/100 ($4,950.00) DOLLARS

the said R.E. GRAVES AND WIFE, LILLIAN GRAVES HAVE EXECUTED THEIR ONE (1) JOINT PROMISSORY NOTE OR THE SUM OF $4,950.00) OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF MRS. IZZIE MADDUX BEARING INTEREST AT THE RATE OF SIX PER CENT PER ANNUM FROM DATE, PAYABLE IN MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST AS FOLLOWS: FIRST INSTALLMENTS, THE SUM OF FIFTY NINE & 75/100 ($59.75) DOLLARS, AND ALL OF THE REMAINING INSTALLMENTS ARE TO DECREASE AT THE RATE OF 17½ CENTS PER MONTH, THE FIRST INSTALLMENT BEING DUE AND PAYABLE ON OR BEFORE THE 1ST DAY OF NOVEMBER 1937, AND ONE ON OR BEFORETHE SAME DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL THE WHOLE PRINCIPAL SUM IS FULLY PAID. IN STALLMENTS NOT PAID WHEN DUE SHALL BEAR INTEREST AFTER MATURTTY FOR A PERIOD ALLOWED BY LAW.
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, I, IZZIE MADDUX, A WIDOW HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID R.E. GRAVES AND WIFE, LILLIAN GRAVES, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
BEING LOTS NOS.5,6,7 AND 8 OF BLOCK "A" ON THE MAP OF PART OF LOTS 2,3,4 AND 5 IN TIM H. MOORE'S SUBDIVISION OF PART OF A.W. JOHNSON AND G.P. SMITH'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY
SAID LOT NO.5 FRONTS 80 FEET ON THE NORTHERLY SIDE OF GREENWOOD AVENUE ;AND RUNS BACK WITH THE EASTERLY MARGIN OF A 40 FOOT STREET 200 FEET TO AN ALLEY, AND SHOWS 75 FEET ON SAID ALLEY.
SAID LOT NO.6 FRONTS 62.5 FEET ON THE SOUTHERLY SIDE OF AN UNNAMED STREET, AND RUNS BACK WITH THE EASTERLY MARGIN OF ANOTHER UNNAMED STREET 195 FEET TO AN ALLEY AND SHOWS 71.5 FEET ON SAID ALLEY.
SAID LOTS NOS.7 AND 8 FRONT 80 FEET EACH ON THE SOUTHERLY SIDE OF AN UNNAMED STREET AND RUN BACK BETWEEN PARALLEL LINES 195 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO IZZIE MADDUX BY DEED FROM N.G. MADDUX AND WIFE, OF RECORD IN BOOK 873, PAGE 208, SAID REGISTER'S OFFICE.
THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM NASHVILLE TRUST CO., TO N.G. MADDUX, DATED APRIL 9,1938, OF RECORD IN BOOK1036 PAGE 308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WIT:
"IT IS COVENANTED AND AGREED BETWEEN THE PARTIES TO THIS INSTRUMENT AND THESE

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

have this day bargained and sold, and do hereby transfer and convey, unto the said heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

COVENANTS SHALL RUN WITH THE LAND, AS FOLLOWS:
FIRST:THAT SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES ONLY.
SECOND: THAT ONLY ONE RESIDENCE SHALL BE ERECTED OR MAINTAINED ON EACH LOT.
THIRD:THAT ANY RESIDENCE SO ERECTED SHALL COST NOT LESS THAN $2000.00 AT A REASONABLE ESTIMATE EXCLUSIVE OF OUTBUILDINGS.
FOURTH: OUTBUILDINGS SHALL BE 100 FEET OR MORE FROM STREET LINE.
FIFTH: NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE ANY TITLE OR INTEREST THERETO, BUT NEGROES MAY LIVE ON THE PREMISES IN THE CAPACITY OF SERVANTS TO THE OWNERS THEREOF."

I declare that I am the ... meets with ... Attest: ... DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said R.E. GRAVES AND WIFE, LILLIAN GRAVES, THEIR heirs and assigns, forever, I covenant that I AM 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 1937 TAXES WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY.

I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said R.E. GRAVES AND WIFE, LILLIAN GRAVES, 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 RE R.E. GRAVES AND WIFE, LILLIAN GRAVES

do hereby transfer and convey unto VIRGIL R. HALL, 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.