WE, the said HOWARD W. HURST AND WIFE, FLORA I. HURST, 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 $ -- 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 HOWARD W. HURST AND WIFE FLORA I. HURST, 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 HOWARD W. HURST AND WIFE FLORA I. HURST 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 C.VERNON HINES 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 NORA H.SEXTON AND HUSBAND C.L. SEXTON

and HOWARD W. HURST AND WIFE, FLORA I. HURST at NASHVILLE / JOHNSTON, PENNA., Tennessee, this the 19 day of FEB, 193 8, hereunto set our hands

NORA H.SEXTON
C.L. SEXTON

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNIE F. WILKERSON, a Notary Public in and for said County and State, the within named NORA H.SEXTON AND HUSBAND C.L. SEXTON

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 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.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of FEB, 193 8

My commission expires OCT 15 1938

(Seal) ANNIE F. WILKERSON
Notary Public.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF ~~TENNESSEE, DAVIDSON COUNTY~~ PENNSYLVANIA, CAMBRIA COUNTY

Personally appeared before me, ----, a Notary Public in and for said County and State, the within named HOWARD W. HURST AND WIFE, FLORA I. HURST

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 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. JOHNSTON, PENNA

Witness my hand and official seal at Nashville, Tennessee, this 26 day of FEBRUARY, 193 8.

My commission expires JAN 1 1940

(Seal) WILLIAM M. MURTHA
ALDERMAN
Notary Public.

U.S.R.S. $1.00
REC'D MCH 21,1938 AT 11:30 A.M.

NUMBER 102862 RECORDED MARCH 22, 1938. HERMAN JOE FRITZ, ET ALS TO WALTER F. VANTREASE, ET UX.

STATE MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1041

FOR AND IN CONSIDERATION of the sum of SEVENTEEN HUNDRED ($1700.00) DOLLARS

of which TWO HUNDRED ($200.00) DOLLARS has been paid in cash by WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE, the receipt of which is hereby acknowledged, and for the remainder FIFTEEN HUNDRED ($1500.00) DOLLARS the said WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE HAVE EXECUTED THEIR TEN (10) JOINT PROMISSORY NOTES IN THE SUM OF ONE HUNDRED AND FIFTY ($150.00) DOLLARS EACH, DUE IN 6, 12, 18, 24, 30, 36, 42, 48, 54 AND 60 MONTHS RESPECTIVELY AFTER DATE. ALL OF SAID NOTES BEAR DATE OF APRIL 1, 1936, AND ARE PAYABLE TO THE ORDER OF HERMAN JOE FRITZ, MRS. FESSLER FRITZ ORMSBY AND MRS. MARY FRITZ HELMS,

I declare that I am the true and lawful holder of the claim secured by the foregoing instrument within recorded, and hereby acknowledge the satisfaction thereof in full. This ... day of May 1938

Attest: Herman Joe Fritz
DEPUTY REGISTER

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, HERMAN JOE FRITZ, AN UNMARRIED MAN, MRS. FESSLER FRITZ ORMSBY AND HUSBAND WILLIAM D. ORMSBY AND MRS. MARY FRITZ HELMS AND HUSBAND JAMES R. HELMS,

have this day bargained and sold, and do hereby transfer and convey, unto the said WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. ONE HUNDRED AND TWELVE (112) IN MCGAVOCK, WETMORE AND OTHERS' FIRST ADDITION TO NASHVILLE, CALLED THE "TOWN OF MCGAVOCK", A PLAN OF WHICH IS OF RECORD IN BOOK NO. 21, PAGE 23, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. ONE HUNDRED AND TWELVE (112) FRONTS FIFTY (50) FEET ON THE WESTERLY SIDE OF ARTHUR AVENUE, FORMERLY WETMORE STREET OR AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

THIS IS A PART OF THE SAME PROPERTY WHICH WAS CONVEYED TO MRS. MARY C. FRITZ BY DEED FROM W. W. DILLON, TRUSTEE, SAID DEED BEARING DATE OF SEPTEMBER 23, 1919, AND OF RECORD IN BOOK NO. 530, PAGE 597, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MRS. MARY C. FRITZ DIED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON FEBRUARY 7, 1929, LEAVING A WILL WHICH IS OF RECORD IN WILL BOOK NO. 45, PAGE 398, OF THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE. AT THE TIME OF MAKING SAID WILL THE SAID MRS. MARY C. FRITZ HAD AGAIN MARRIED AND HER WILL WAS SIGNED BY HER IN THE NAME OF MRS. MARY FRITZ LACY. IN SAID WILL SHE GAVE AND DEVISED THE ABOVE DESCRIBED PROPERTY IN EQUAL SHARES TO HER THREE CHILDREN, THE SAID HERMAN JOE FRITZ, MRS. FESSLER FRITZ ORMSBY AND MRS. MARY FRTIZ HELMS.

THE PURCHASERS ASSUME AND AGREE TO PAYCITY AND STATE AND COUNTY TAXES ON THE ABOVE DESCRIBED PROPERTY FOR THE YEAR 1936.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE, 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE, 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 BY, the said WALTER F. VANTREASE AND WIFE LOLA F. VANTREASE, do hereby transfer and convey unto J. R. MANSFIELD, 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.