WE , the said HOWARD P.GRIMES AND WIFE, PEARL YOUNG GRIMES, , 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 $ 2500.00 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 HOWARD P.GRIMES AND WIFE, PEARL YOUNG GRIMES, , 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 IRENE DILLON FARRIS 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 S.J. DILLON 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 IRENE DILLON FARRIS AND HUSBAND, LEE H.FARRIS,

and HOWARD P.GRIMES AND WIFE, PEARL YOUNG GRIMES, , hereunto set our hands

at NASHVILLE, , Tennessee, this the - day of MAY , 193 8 .

HOWARD P.GRIMES
PEARL YOUNG GRIMES
IRENE DILLON FARRIS
LEE H. FARRIS

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARGARET JOHNSON, , a Notary Public in and for said County and State, the within named IRENE DILLON FARRIS AND HUSBAND, LEE H.FARRIS, AND HOWARD P.GRIMES AND WIFE, PEARL YOUNG GRIMES,

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

And IRENE DILLON FARRIS AND PEARL YOUNG GRIMES, , WIVES of the said LEE H.FARRIS AND HOWARD P.GRIMES, having appeared before me privately and apart from THEIR husband S , the said IRENE DILLON FARRIS AND PEARL YOUNG GRIMES, , 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, Tennessee, this 26TH day of MAY , 193 8 .

My commission expires JULY 11, 1938.

(Seal) MARGARET JOHNSON
Notary Public.

U.S.R.S. $3.00.
RECD JULY 15, 1938 AT 9:07 A.M.

MM

V.
J.A.E.

INSTALLMENT DEED

1088

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND TWO HUNDRED FIFTY & NO/100 ($2250.00) DOLLARS of which FIFTY & NO/100 ($50.00) DOLLARS has been paid in cash by WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER, , the receipt of which is hereby acknowledged, and for the remainder TWO THOUSAND TWO HUNDRED & NO/100 ($2200) DOLLARS the said WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER,

HAVE EXECUTED AND DELIVERED THEIR ONE HUNDRED FIFTY-SEVEN LIEN PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF CHARLES O.PIERCE AND WIFE, BETTIE LEE PIERCE; THE FIRST ONE OF SAID NOTES IS FOR THE SUM OF $25.00, AND EACH SUCCEEDING NOTE RESPECTIVELY THEREAFTER IS FOR AN AMOUNT SEVEN CENTS LESS THAN THE PRECEDING NOTE EXCEPT FOR THE LAST ONE, WHICH IS FOR THE SUM OF $16.08; THE FIRST OF SAID NOTES FALLS DUE JULY 1, 1938, AND THE OTHERS MONTHLY RESPECTIVELY THEREAFTER UNTIL ALL MATURE; AND NONE OF SAID NOTES BEARS ANY INTEREST EXCEPT AFTER MATURITY, THE INTEREST HAVING BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE;

ALL OF SAID NOTES 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, CHARLOES O.PIERCE AND WIFE, BETTIE LEE PIERCE, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO.9 IN W.S.CRIDDLE'S SUBDIVISION OF LOT NO.1 IN W.L.B.LAWRENCE PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK NO.57, PAGE 84, R.O.D.C.TENNESSEE.

SAID LOT NO.9 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CLEVELAND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO THURSTON AVENUE, AND BEING THE SAME PROPERTY CONVEYED TO CHARLES O. PIERCE AND WIFE BY DEED OF RECORD IN BOOK 790, PAGE 760, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 11 day of Oct :1946,

Attest: J.P.Wilson DEPUTY REGISTER

Charles O. Pierce

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER, AND TO 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 BY THE 1938 TAXES; AND THE PURCHASERS HEREBY ASSUME AND AGREE TO PAY THE 1938 STATE & COUNTY TAXES.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER, AND TO 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 in US in hand paid, WE, the said WILLIE C.TURNER AND WIFE, AUGUSTA GLAUS TURNER, do hereby transfer and convey unto R.L.WILKINSON , 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.