WE , the said H. C. HUNT AND WIFE, LORELLE HUNT, , 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 H. C. HUNT AND WIFE, LORELLE HUNT, , 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 -- 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 H. C. HUNT AND WIFE, LORELLE HUNT, 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 J. G. STEPHENSON 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 D. E. RAWLS AND WIFE, ALICE M. RAWLS,

and H. C. HUNT AND WIFE, LORELLE HUNT, , hereunto set our hands

at NASHVILLE , Tennessee, this the 14TH day of SEPT., , 193 8.

D. E. RAWLS
ALICE M. RAWLS
H. C. HUNT
LORELLE HUNT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E. CARLSON, a Notary Public in and for said County and State, the within named D. E. RAWLS AND WIFE, ALICE M. RAWLS, AND H. C. HUNT AND WIFE, LORELLE HUNT 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 X 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 15TH day of SEPTEMBER, , 193 8.

My commission expires JULY 8 - 1941.

(Seal) EDWIN E. CARLSON,
Notary Public.

U.S.R.S. $2.00.

RECEIVED SEPT. 15, 1938, AT 10:43 A.M.

FH

INSTALLMENT DEED

1097

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED AND FIFTY AND NO/100 ($350.00) DOLLARS

of which FIFTY AND NO/100 ($50.00) DOLLARS has been paid in cash by CLARENCE BARNES ANDWIFE, VELCIE BARNES; CLIFTON BARNES AND WIFE, HESTER BARNES, the receipt of which is hereby acknowledged, and for the remainder

THREE HUNDRED AND NO/100 ($300.00) DOLLARS

the said CLARENCE BARNES AND WIFE, VELCIE BARNES; CLIFTON BARNES AND WIFE, HESTER BARNES HAVE EXECUTED FOUR NOTES EACH IN THE SUM OF SEVENTY FIVE ($75.00) DOLLARS, THE FIRST OF SAID NOTES IS DUE OCTOBER 7TH, 1938 AND ONE EACH YEAR THEREAFTER UNTIL ALL ARE PAID IT IS FURTHER AGREED THAT THEY MAY BE PAID ON OR BEFORE SAID DATE. THE PURCHASERS AGREE NOT TO CUT THE TIMBER ON THE PROPERTY EXCEPT FOR THEIR OWN NEEDS AND NOT TO SELL ANY UNTIL ALL FOUR NOTES SHALL BE PAID IN FULL.

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

B. LEVITAN AND WIFE, FANNIE LEVITAN

have this day bargained and sold, and do hereby transfer and convey, unto the said CLARENCE BARNES AND WIFE, VELCIE BARNES; CLIFTON BARNES AND WIFE, HESTER BARNES, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING IN THE CENTER OF ROAD, THE LINE OF D. W. DEMOSS AND S. C. DEMOSS RUNNING 12 FEET TOWARD THE HOUSE; THENCE WEST TO A MOCKORANGE TREE; THENCE SOUTHWARDLY TO A MARKED BLACK LOCUST TREE; THENCE WESTWARDLY AND SOUTHWARDLY TO A HICKORY TREE, THE CORNER OF BROWN'S AND REGAN'S LANDS; THENCE NORTH WITH BROWN'S LINE TO D. W. DEMOSS' AND S. C. DEMOSS' CORNER TO AN OAK TREE; THENCE EASTWARDLY WITH DEMOSS' LINE TO THE POINT OF BEGINNING; SAID LAND CONTAINS 25 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS ARE LOCATED ON THE RIVER ROAD AT THE HEADWATERS OF INDIAN CREEK IN THE 8TH. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND IS BOUNDED ON THE NORTH BY THE LANDS OF D. W. DEMOSS AND Z. T. BROWN; ON THE EAST BY THE LANDS OF D. W. DEMOSS; ON THE WEST BY THE LANDS OF H. H. REGAN AND S. C. DEMOSS; AND ON THE SOUTH BY THE LANDS OF S. C. DEMOSS, AND IS A PART OF WHAT IS KNOWN AS THE OLD STEPHENS FARM OR HOME PLACE, AND BEING A PART OF THE LAND CONVEYED TO S. C. DEMOSS BY DECREE OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN MINUTE BOOK 54, PAGE 84, OF SAID COURT AND BEING THE SAME PROPERTY CONVEYED TO B. LEVITAN BY BENSON DEMOSS AND WIFE, MAMIE DEMOSS, BY DEED DATED NOV. 6, 1924, AND OF RECORD IN BOOK 658, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREIN MADE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LEVITAN AND WIFE, FANNIE LEVITAN, THEIR heirs and assigns, forever. WE covenant that WE AR 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 AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CLARENCE BARNES, AND WIFE, VELCIE BARNES; CLIFTON BARNES AND WIFE, HESTER BARNES, 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 CLARENCE BARNES AND WIFE, VELCIE BARNES; CLIFTON BARNES AND WIFE, HESTER BARNES, AND B. LEVITAN AND WIFE, FANNIE LEVITAN, do hereby transfer and convey unto WILLIAM GWOSDOF, , 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.