WE , the said JOSH BILLINGS AND WIFE PAULINE ELIZABETH BILLINGS , 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 $ 500.00 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 JOSH BILLINGS & WIFE PAULINE ELIZABETH BILLINGS , 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 PURCHASERS, - 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. O. HAMILTON, 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 J. M. BILLINGS,

and JOSH BILLINGS & WIFE PAULINE ELIZABETH BILLINGS, , hereunto set our hands

at NASHVILLE, , Tennessee, this the 13 day of JAN., 1940/ XXXX .

J. M. BILLINGS

JOSH BILLINGS

PAULINE ELIZABETH BILLINGS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L . L. TREANOR, , a Notary Public in and for said County and State, the within named J. M. BILLINGS, A WIDOWER & JOSH BILLINGS AND WIFE PAULINE ELIZABETH BILLINGS, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. XX

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

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of JAN., 1940. XXXX .

My commission expires 7/20/41

(Seal) L. L. TREANOR,
Notary Public.

U.S.R.S. $1.00.

RECEIVED JAN. 23, 1940, AT 2;00 P.M.

40102 MARSHALL & BRUCE CO. NASHVILLE

J.A.E.

INSTALLMENT DEED

1097 ($3,850.00)

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT HUNDRED FIFTY AND NO/100 ($), DOLLARS

of which ONE HUNDRED ($100.00) DOLLARS has been paid in cash by MASON PAUL AND WIFE, MARTHA H.PAUL, AND , the receipt ~~of which is hereby acknowledged, and for the remainder~~ DOLLARS the said , AND $250.00 HAS BEEN PAID BY THE TRANSFER OF OTHER PROPERTY, WHICH IS TREATED AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF THIRTY-FIVE HUNDRED ($3,500.00)DOLLARS THE SAID MASON PAUL AND WIFEM MARTHA H. PAUL, HAVE EXECUTED THEIR NONE JOINT PROMISSORY NOTES OF EVEN DATE HEREWITH, THE FIRST EIGHT OF WHICH NOTES ARE IN THE SUM OF $55.00 EACH, THE FIRST OF WHICH IS DUE MARCH 1,1940, AND ONE ON THE 1ST DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID, AND THE NINTH NOTE IS IN THE SUM OF $3,060.00 MAY BE PAID AT THE RATE OF $30.00 PER MONTH; THAT IT BY THE PAYMENT OF $30.00 ON NOVEMBER 1,1940 SAID NOTE WILL BE EXTENDED FOR A PERIOF OF ONE MONTH, AND BY THE PAYMENT OF A LIKE AMOUNT ON THE FIRST DAY OF EACH SUCCEEDING MONTH THEREAFTER SAID NOTE WILL BE EXTENDED FROM MONTH TO MONTH UNTIL PAID IN FULL;

X(AND IS DUE NOVEMBER 1,1940. IT IS UNDERSTOOD THAT THIS NOTE FOR $3,060.00

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

W.C. MONCRIEF & COMPANY, INC., A TENNESSEE CORPORATION,

have this day bargained and sold, and do hereby transfer and convey, unto the said MASON PAUL AND WIFE, MARTHA H.PAUL,THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.1 AND THE WEST ONE-HALF OF LOT NO.2 IN BLOCK D OF THE ROSCOE SUBDIVISION AT GOODLETTSVILLE AS OF RECORD IN BOOK 843, PAGE 72, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.1 AND THE WEST ONE-HALF OF LOT NO.2 FRONTS TOGETHER 75 FEET ON THE NORTH SIDE OF ROSCOE STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEADLINE, BEING THE SAME PROPERTY CONVEYED TO W.C. MONCRIEF & COMPANY, INC., BY DEED OF RECORD IN BOOK 1115, PAGE 36, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MASON PAUL AND WIFE, MARTHA H. PAUL,THEIR heirs and assigns, forever, IT covenant that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

IT further covenant and bind S ITSELF, ITS SUCCESSORS AND ASSIGNS heirs and representatives, to warrant and forever defend the title to said real estate to said MASON PAUL AND WIFE, MARTHA H. PAUL ,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 MASON PAUL AND WIFE, MARTHA H.PAUL do hereby transfer and convey unto W.C. MONCRIEF , 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.

X I declare that I am the true and lawful holder of the claim secured by this instrument within mentioned, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 1st day of February 1940

Witness Frances Young
COUNTY REGISTER

W.C. Moncrief