I, , the said T.I.HOLMAN TRUSTEE. , 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.

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 T.I.HOLMAN TRUSTEE , 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, OR IF 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 T.I.HOLMAN TRUSTEE 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 B.P.WRENNE JR. 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 A.L. KRANTZ AND WIFE JOE ETTER KRANTZ,

and T.I.HOLMAN TRUSTEE , hereunto set our hands

at NASHVILLE , Tennessee, this the 26TH day of OCT. , 1938.

A.L.KRANTZ,

JOE ETTER KRANTZ

T I Holman, Jr.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T.W. WRENNE , a Notary Public in and for said County and State, the within named A.L. KRANTZ AND WIFE JOE ETTER KRANTZ AND T.I.HOLMAN TRUSTEE.

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 2 day of NOVEMBER , 1938.

My commission expires OCT. 15, 1939

(Seal) T.W. WRENNE

Notary Public.

U.S.R.S $2.00

RECD NOV. 3RD, 1938 AT 8;19 A.M.

J.A.E.

INSTALLMENT DEED

1102

FOR AND IN CONSIDERATION of the sum of ---- DOLLARS

of which - - DOLLARS has been paid in cash by

P - - , the receipt of which is hereby acknowledged, and for the remainder

- - - - - DOLLARS

the said - -

FOR AND IN CONSIDERATION OF THE SUM OF $5,000.00 PAID AND TO BE PAID AS FOLLOWS BY MRS. LOUISE GREENE, : $320.00 CASH PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR A PART OF THE REMAINDER THE SAID MRS. LOUISE GREENE HAS EXECUTED TWO PRINCIPAL NOTES OF EVEN DATE HEREWITH, ONE FOR THE SUM OF $280.00 MATURING NOVEMBER 10, 1938. AND THE OTHER FOR $680.00 MATURING FEBRUARY 10, 1939 BOTH PAYABLE TO J. T. DUGGER AND BEARING INTEREST AT 6% PER ANNUM FROM DATE UNTIL PAID, AND FOR THE REMAINDER OF SAID CONSIDERATION THE SAID MRS. LOUISE GREENE HAS ASSUMED AND AGREED TO PAY THE UNPAID PRINCIPAL OF A MORTGAGE NOTE ORIGINALLY FOR $4100.00 BUT REDUCED TO $3720.00 BY VARIOUS CREDITS, DESCRIBED IN AND SECURED BY A DEED OF TRUST OF RECORD IN BOOK 1002, PAGE 111 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH INTEREST AND AIL OBLIGATIONS IMPOSED BY THE PROVISIONS OF SAID TRUST DEED. OTHER PROPERTY IN DAVIDSON COUNTY, TENNESSEE, HAS BEEN CONVEYED BY MRS. LOUISE GREENE TO J. T. DUGGER AND WIFE, THE DEED TO WHICH HASBEEN RECEIVED AS A FURTHER CONSIDERATION FOR THIS TRANSFER. THE TWO DEFERRED PAYMENTS REPRESENTED BY NOTES ABOVE DESCRIBED

[redacted] 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, J. T. DUGGER, JR AND WIFE, MARGARET Y. DUGGER

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

BEING THE EASTERLY 50 FEET OF LOT NO. 7 AND THE WESTERLY 12½ FEET OF LOT NO. 6 ON THEMAP SHOWING SUBDIVISION OF LOTS NOS. 12, 13, 14 and 15 IN PLAN OF BELAIR AS OF RECORD IN BOOK 547, PAGE 96 REGISTER'S OFFICE FOR SAID COUNTY, BEING PART OF ORIGINAL LOT NO. 14. SAID PARTS OF LOTS NOS. 6 AND 7 FRONT TOGETHER 62½ FEET ON THE SOUTHERLY SIDE OF BELAIR AVENUE AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO J. T. DUGGER, JR AND WIFE, MARHARET Y. DUGGER BY DEED FROM BESSIE NOLEN BROWN OF RECORD IN BOOK 1044, PAGE 183 SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. LOUISE GREENE, HER heirs and assigns forever, WE covenant that lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT AS HEREINBEFORE SET OUT AND TAXES FOR 1938 ARE ASSUMED BY THE GRANTEE WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. LOUISE GREENE, HER 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 ME in hand paid I , the said MRS. LOUISE GREENE

do hereby transfer and convey unto MARVIN K. BARRY , 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.

I hereby certify that I am the true and lawful holder of the claim secured by the instrument this day of 1939

Marvin K. Barry

Name