I, the said MRS.R.O.CARPENTER, 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 $2000.00 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.

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 MRS.R.O.CARPENTER, 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, 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 MRS.R.O.CARPENTER, HER 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 I.R.SCHULMAN 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 JACK P.WEHBY, AND MRS.R.O.CARPENTER AND HUSBAND, GEORGE K. CARPENTER, and , hereunto set our hands at NASHVILLE, , Tennessee, this the 16TH day of MARCH , 1939.

JACK P.WEHBY

MRS.R.O.CARPENTER

GEORGE K.CARPENTER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO.W.NOLAN, , a Notary Public in and for said County and State, the within named JACK P. WEHBY, AN UNMARRIED MAN, AND MRS.R.O.CARPENTER AND HUSBAND, GEORGE K.CARPENTER, 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 X having appeared before me privately and apart from X 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 23 day of MARCH , 1939.

My commission expires JAN.13, 1942.

(Seal) JNO.W.NOLAN, Notary Public.

U.S.R.S. $1.50

RECD MARCH 23, 1939 AT 1:20 P M

MM

NUMBER 15246 RECORDED MCH 25,1939 NANNIE A. JONES, ET AL TO CORNELIUS H.FLEMING ET UX

J.A.E.

INSTALLMENT DEED

1102

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

of which THREE HUNDRED AND 00/100 DOLLARS has been paid in cash by FLEMING CORNELIUS H.FLEMING AND WIFE ALEENE A./, the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS the said CORNELIUS H.FLEMING AND WIFE, ALEENE A. FLEMING HAVE ASSUMED AND AGREED TO PAY THE BALANCE OF $800.00 ON THE MORTGAGE EXECUTED BY NANNIE A. JONES AND EDWARD F. JONES TO D.P. WRENNE JR., RTRUSTEE, RECORDED IN BOOK 1073, PAGE 22, AND PAYABLE $25.00 ON THE 15TH DAYS OF FEBRUARY AND AUGUST IN EACH YEAR AND $725.00 ON FEBRUARY 15, 1941.

FOR THE BALANCE OF $400.00 THE SAID CORNELIUS H. FLEMING AND WIFE ALEENE A. FLEMING HAVE EXECUTED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF NANNIE A. JONES AND EDWARD F. JONES. SAID NOTE IS PAYABLE IN 22 INSTALLMENTS OF $17.34 AND ONE OF $18.52. NONE OF SAID INSTALLMENTS ARE TO BEAR INTEREST UNTIL AFTER MATURITY AS THE INTEREST HAS BEEN COMPUTED, PRORATED AND ADDED TO THE FACE OF EACH INSTALLMENT MAKING ALL INSTALLMENTS $18.34 EXCEPT THE LAST WHICH IS FOR $19.52. THE FIRST INSTALLMENT BEING DUE APRIL 1, 1939 AND THE OTHERS MONTHLY THEREAFTER,

MATURITY

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, NANNIE A . JONES, A WIDOW AND EDWARD F. JONES, UNMARRIED

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

BEING THE EASTERLY 100 FEET OF LOTS NOS.40 AND 41, IN DOUGLAS, LEVINE SUBDIVISION MADISON, TENNESSEE, AS OF RECORD IN BOOK 547, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOTS NOS.40 AND 41 FRONTS 100 FEET ON THE NORTHERLY SIDE OF WOODRUFF STREET AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE SOUTHERLY LINE OF LOT NO.42.

BEING THE SAME PROPERTY CONVEYED TO MRS. NANNIE A. JONES, ET AL BY DEED FROM LELAND T. DAVIS, ET AL OF RECORD IN BOOK 836 PAGE 377, SAID REGISTER'S OFFICE.

I declare that I am the lawful holder of the claim secured by the instrument which is recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 21 day of July 1940

Edward F. Jones

Nannie A. Jones

Attest:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CORNELIUS H. FLEMING AND WIFE ALEENE A. FLEMING, 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 AS RECITED.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CORNELIUS H.FLEMING AND ALLEEN A. FLEMING, 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 CORNELIUS H. FLEMING AND WIFE ALEENE A. FLEMING do hereby transfer and convey unto D.P. WRENNE, JR, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purpose aforesaid only.