WE , the said WESLEY NIX AND WIFE REBECCA NIX , 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 $ 1,500.00 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 WESLEY NIX AND WIFE REBECCA NIX , 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, IF WE fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, as 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 WESLEY NIX AND WIFE REBECCA NIX, 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.W. CHAMBERLIN 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.N.CHAMBERLIN AND WIFE ALMA BELL CHAMBERLIN , and WESLEY NIX AND WIFE REBECCA NIX , hereunto set our hands at NASHVILLE , Tennessee, this the 1h day of NOV , 1938.

J.W. CHAMBERLIN
MRS. ALMA BELLE CHAMBERLIN
WESLEY NIX
REBECCA NIX

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON , a Notary Public in and for said County and State, the within named J.N. CHAMBERLIN AND WIFE ALMA BELL CHAMBERLIN AND WESLEY NIX AND WIFE REBECCA NIX 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 having appeared before me privately and apart from husband of the said X , 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 28 day of NOV , 1938.

My commission expires APRIL 5 1942

(Seal) DODSON BATSON
Notary Public.

U.S.R.S. $2.90
REC'D APRIL 11,1939 AT 11:20 A.M.

V. JAE

INSTALLMENT DEED

1102

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND AND NO/100 ($2000.00) DOLLARS of which TWO HUNDRED AND NO/100 ($200.00) DOLLARS, DOLLARS has been paid in cash by T.S. COOPER AND WIFE MARGARET COOPER, EIGHTEEN HUNDRED AND NO/100 ($1800.00) , the receipt of which is hereby acknowledged, and for the remainder DOLLARS the said T.S.COOPER AND WIFE MARGARET COOPER, HAVE EXECUTED AND DELIVERED A SERIES OF 90 MONTHLY NOTES IN THE SUM OF $20.00 EACH PAYABLE TO THE ORDER OF WALTER STOKES . ALL OF SAID NOTES ARE DATED APRIL 6TH, 1939 THE FIRST NOTE FALLING DUE ON OR BEFORE MAY 6TH 1939 AND ANOTHER IS DUE ON OR BEFORE THE SAME DAY OF EACH SUCCESSIVE MONTH THEREAFTER UNTIL ALL HAVE MATURED.

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, WALTER STOKES AND WIFE NELLIE T.STOKES,

have this day bargained and sold, and do hereby transfer and convey, unto the said T.S.COOPER AND WIFE MARGARET COOPER THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A LOT OR PARCEL OF LAND ON CEDAR BANE IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF CEDAR LANE AT THE SOUTH WEST CORNER OF LOT NO.79 ON THE PLAN OF BELMONT TERRACE AS OF RECORD IN BOOK 421 PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, THENCE NORTHWARDLY 160 FEET TO AN IRON PIN , IN THE SOUTHERLY MARGIN OF AN ALLEY, THE NORTHWEST CORNER OF SAID LOT NO 79 THENCE WITH SAID ALLEY WESTWARDLY 74 FEET 6 INCHES TO AN IRON PIN, W.S. WALKER'S NORTHEAST CORNER THENCE WITH HIS LINE SOUTHWARDLY 165 FEET TO AN IRON PIN THE NORTHERLY MARGIN OF CEDAR LANE, THENCE WITH SAME EASTWARDLY 91 FEET TO THE BEGINNING, BEING PART OF THE PROPERTY CONVEYED TO WALTER STOKES BY DEED FROM NASHVILLE AND AMERICAN TRUST COMPANY, TRUSTEE, OF RECORD IN BOOK 1001, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT DATED APRIL 5TH, 1939 AND RECORDED IN BOOK 1108 PAGE 705, R.O.D.C. 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 23 day of Oct 1947.

Attest: Catherine McKinley DEPUTY REGISTER

NASHVILLE TRUST CO.
By [signature] VICE PRESIDENT
Asst Secy

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said T. S. COOPER AND WIFE MARGARET COOPER THEIR, heirs and assigns, forever, and I, covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT TAXES FOR 1939 WHICH HAVE BEEN ASSUMED BY THE GRANTEES.

WE further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said T.S.COOPER AND WIFE MARGARET COOPER 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 T.S.COOPER AND WIFE MARGARET COOPER do hereby transfer and convey unto A.J.LINX, , 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.