WE , the said R. S. WINN AND EVELYN WINN , 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 R. S. WINN AND EVELYN WINN , 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 R. S. WINN AND WIFE EVELYN WINN 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 RAYMOND DENNY 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 W. L. HAILEY

and R. S. WINN AND EVELYN WINN , hereunto set our hands

at NASHVILLE , Tennessee, this the 26 day of JUNE , 19 39.

W. L. HAILEY

R. S. WINN

EVELYN WINN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEORGE E. KANNARD , a Notary Public in and for said County and State, the within named R. S. WINN AND WIFE EVELYN WINN

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 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 30TH day of JUNE , 19 39.

My commission expires 4/14/1940

STATE OF TENNESSEE
DAVIDSON COUNTY

(Seal) GEO. E. KANNARD
Notary Public.

PERSONALLY APPEARED BEFORE ME P. G. WRIGHT A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE WITHIN NAMED W. L. HAILEY THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 28TH DAY OF JUNE 1939

COM. EXPIRES 7-8-1940 (SEAL) P. G. WRIGHT, NOTARY PUBLIC

U.S.R.S. 50¢
REC'D JULY 26, 1939 AT 8;30 A.M.
TP

41170 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1116

FOR AND IN CONSIDERATION of the sum of $750.00 SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

of which ONE HUNDRED FIFTY ($150.00) AND NO/100 DOLLARS has been paid in cash by AARON L.ALLEN AND WIFE, EDITH M.ALLEN , the receipt of which is hereby acknowledged, and for the remainder $600.00 SIX HUNDRED AND NO/100 DOLLARS the said AARON L. ALLEN AND WIFE, EDITH M.ALLEN HAVE EXECUTED THEIR THIRTY (30) JOINT PROMISSORY NOTES ALL DATED AUGUST 1ST 1939, THE FIRST ONE OF SAID NOTES DUE AND PAYABLE SEPTEMBER 1,1939 THE OTHERS ONE ON OR BEFORE THE FIRST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL MATURE ALL OF WHICH NOTES ARE EACH IN THE SUM OF TWENTY ($20.00)DOLLARS, AND ARE DUE AND PAYABLE TO WM.T. PHILLIPS, OR ORDER.

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, WM. T. PHILLIPS AND WIFE, MARGUERITE PHILLIPS

have this day bargained and sold, and do hereby transfer and convey, unto the said AARON L. ALLEN AND WIFE, EDITH M.ALLEN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING THE SOUTHERN 75 FEET OF LOTS NOS.72,73 AND 74 IN J.M., T.J. AND G.W. HARDING'S PLAN OR ADDITION AS OF RECORD IN BOOK 21,PAGE 80, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, FURTHER DESCRIBED AS FOLLOWS: BEGINNING THE SOUTHEAST CORNER OF LOT NO. 71 IN SAID ADDITION AND BEING ALSO THE SOUTHEAST CORNER OF A 12½ FOOT ALLEY, STARTING AT SAID POINT AND IN THE NORTHERN MARGIN OF THE ALLEY JUST NORTH OF WHARTON SCHOOL BUILDING" RUNNING THENCE EASTERLY AND WITH THE NORTHERN MARGIN OF SAID LAST MENTIONED ALLEY TO THE WEST MARGIN OF 18TH AVENUE NORTH;THENCE NORTHERLY AND WITH THE WEST MARGIN OF SAID 18THAAVENUE NORTH TO A POINT IN THE LINE OF PROPERTY, FORMERLY OWNED BY GEORGE N. TILLMAN AND THE LOT HEREIN DESCRIBED; AND. THENCE WESTERLY WITH SAID TILLMAN LINE TO THE AFORESAID 12½ FOOT ALLEY;THENCE SOUTHERLY AND WITH THE EASTERLY MARGIN OF SAID ALLEY TO THE PLACE OR POINT OF BEGINNING. REFERS TO BOOK 767 PAGE 69, R.O.D.C.TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO W.T. PHILLIPS, JR., AND WIFE, MARGUERITE PHILLIPS BY DEED OF RECORD BOOK 774 PAGE 524, R.O.D.C. TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said AARON L.ALLEN AND WIFE, EDITH M.ALLEN,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.

WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said AARON L.ALLEN AND WIFE, EDITH M.ALLEN,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 AARON L.ALLEN AND WIFE EDITH M.ALLEN

do hereby transfer and convey unto FRANK PHILLIPS , 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.

Received for record this 27th day of July 1939 at 1:40 P.M. and duly recorded in Book 1240, page 225 of the Register's Office for Davidson County, Tennessee.

Witness my hand and seal of office this 27th day of July 1939

Attest: W. T. Phillips
J. T. Eason DEPUTY REGISTER