WE , the said RUSSELL CAMPBELL AND WIFE, JIMMIE MAI CAMPBELL , 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 FIRE AND TORNADO 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 RUSSELL CAMPBELL AND WIFE, JIMMIE MAI CAMPBELL , 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, OR 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 RUSSELL CAMPBELL AND WIFE, JIMMIE MAI CAMPBELL, 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 FRANK B. WELCH 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 HOLLAND W. EVERETT AND WIFE, GERTIE L. EVERETT, and RUSSELL CAMPBELL AND WIFE, JIMMIE MAI CAMPBELL , hereunto set our hands at NASHVILLE , Tennessee, this the 26TH day of AUGUST , 1939 .

HOLLAND W. EVERETT
GERTIE L. EVERETT
RUSSELL CAMPBELL
JIMMIE MAI CAMPBELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. M. VAUGHN , a Notary Public in and for said County and State, the within named HOLLAND W. EVERETT AND WIFE, GERTIE L. EVERETT, AND RUSSELL CAMPBELL AND WIFE, JIMMIE MAI CAMPBELL 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 X 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 X freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed. X

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of AUGUST , 19 39.

My commission expires APRIL 8, 1941 (Seal) J. M. VAUGHN Notary Public.

U.S.R.S. $2.00

RECEIVED AUG. 30, 1939 AT 10:28A.M.

44178 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1116

FOR AND IN CONSIDERATION of the sum of ($900.00) NINE-HUNDRED AND NO/100 DOLLARS of which ONE-HUNDRED-FIFTY AND NO/100 DOLLARS has been paid in cash by SAM RIDLEY AND WIFE ANNIE RIDLEY , the receipt of which is hereby acknowledged, and for the remainder $750.00 SEVEN-HUNDRED-FIFTY AND NO/100 DOLLARS the said SAM RIDLEY AND WIFE ANNIE RIDLEY HAS EXECUTED THEIR SIXTY (60) JOINT PROMISSORY NOTES, DATED SEPT 1, 1939 EACH NOTE IN THE SUM OF TWELVE AND 50/100 ($12.50) DOLLARS, THE FIRST NOTE DUE AND PAYABLE ON OCT, 1ST 1939, AND OTHERS ONE NOTE DUE AND PAYABLE ON OR BEFORE THE 1ST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL MATURE ALL OF WHICH NOTES DUE AND PAYABLE TO MRS. MARY RUSSELL, 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 principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed

I, MRS. MARY RUSSELL, A WIDOW OF LEGAL AGE.

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

BEING LOT NUMBER ONE-HUNDRED-FOURTEEN (114) IN S. A. CHAMPION'S SUBDIVISION OF CERTAIN LOTS IN THE HARDINGS ADDITION, AS OF RECORD IN BOOK NO. 161, PAGE 132, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOT NUMBER ONE-HUNDRED- FOURTEEN (114) FRONTS FIFTY (50) FEET ON THE WESTERLY SIDE OF 22ND AVENUE NORTH, FORMERLY CHAMPION AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, AND THIS IS THE SAME PROPERTY CONVEYED TO THE SAID MRS. MARY RUSSELL, BY DEED FROM JAMES S. TATE AND WIFE, DEED DATED SEPT 30TH 1925, SEE DEED OF RECORD IN BOOK NO. 903, PAGE 314, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. AND BY MUTUAL AGREEMENT THE SELLER TO PAY ONE-HALF OF 1939 TAXES AND THE BUYERS TO PAY ONE-HALF OF 1939 TAXES AND BY THIS AGREEMENT THE SELLERS ONE-HALF OF SAID TAXES DETERMINED AND THIS AMOUNT DEDUCTED FROM THE CASH PAYMENT, THEN ALL OF 1939 TAXES ASSUMED BY THE BUYERS.

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 the same to be paid in full. This 16 day of Dec 1940

NASHVILLE TRUST CO.

By [signature] Asst. Vice Pres.

Nature of Claim

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said SAM RIDLEY AND WIFE ANNIE RIDLEY, THEIR heirs and assigns, forever, 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.

I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said SAM RIDLEY AND WIFE ANNIE RIDLEY 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 SAM RIDLEY AND WIFE ANNIE RIDLEY do hereby transfer and convey unto PAUL F. JONES , 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.