WE , the said MAGGIE LEE GEE, AND WILBURN BUCHANON, , 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 $ $900.00 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 MAGGIE LEE GEE AND WILBURN BUCHANON, , 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 MAGGIE LEE GEE, AND WILBURN BUCHANON 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 H.C.WILLIAMS, 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 BRANSFORD REALTY COMPANY,

and MAGGIE LEE GEE AND WILBURN BUCHANON , hereunto set our hands

at NASHVILLE, , Tennessee, this the 24TH day of APRIL, , 1940 .

ATTEST: D.E.JACKSON SECRETARY. (SEAL) BRANSFORD REALTY COMPANY, BY JOHNSON BRANSFORD, PRESIDENT.

MAGGIE LEE GEE
WILBURN BUCHANAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W.RIVES, , a Notary Public in and for said County and State, the within named MAGGIE LEE GEE AND WILBURN BUCHANON, BOTH UNMARRIED, 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 4 day of MAY 1940 .

My commission expires JULY 6TH, 1943.

(Seal) JOE W.RIVES, Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, CAROLINE G.KIMBROUGH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHNSON BRANSFORD AND D.E.JACKSON, WITH WHOM I AM PERSONALLY ACQUAINTED AND ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND SECRETARY OF BRANSFORD REALTY COMPANY, A CORPORATION, THE BARGAINOR, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY JOHNSON BRANSFORD SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND D.E.JACKSON ATTESTING THE SAME AS SECRETARY, AND AFFIXING THE CORPORATION SEAL THERETO.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE, THIS THE 9 DAY OF MAY, 1940.

(SEAL) CAROLINE G.KIMBROUGH, NOTARY PUBLIC.

MY COM.EX. MAY 15 -41.

U.S.R.S. $1.50.
FILED MAY 10, 1940 AT 1:46 P M

NUMBER 37959 RECORDED MAY 11, 1940. PAUL A.GREEN, TRUSTEE TO ANNIE MAI HOWARD.

INSTALLMENT DEED

Book No. 1139

FOR AND IN CONSIDERATION of the sum of ($1950.00) NINETEEN HUNDRED FIFTY AND 00/100 DOLLARS of which ($150.00) ONE HUNDRED FIFTY AND 00/100 DOLLARS has been paid in cash by ANNIE MAI HOWARD , the receipt of which is hereby acknowledged, and for the remainder ($1800.00) EIGHTEEN HUNDRED AND 00/100 DOLLARS the said ANNIE MAI HOWARD

HAS ASSUMED THE PAYMENT OF A NOTE IN THE SUM OF $1,000.00, DATED JULY 12, 1937, PAYABLE $50.00 JANUARY 1ST, 1941, $50.00 JULY 1ST, 1941, $50.00 JANUARY 1ST, 1942, AND THE BALANCE OF $850.00 IN JULY 1ST, 1942, WITH INTEREST AT THE RATE OF 5-1/2 PER CENT PER ANNUM, PAYABLE SEMI-ANNUALLY.

AND FURTHER, THE SAID ANNIE MAI HOWARD HAS EXECUTED A SERIES OF 40 NOTES, EACH FOR THE PRINCIPAL SUM OF $20.00, BUT THE INTEREST HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH OF SAID NOTES, MAKING THE FIRST NOTE $24.00 AND EACH OF THE NOTES THEREAFTER DECREASE AT THE RATE OF 10 CENTS PER MONTH. ALL OF SAID NOTES ARE OF EVEN DATE HEREWITH AND ARE PAYABLE TO THE ORDER OF PAUL A. GREEN, TRUSTEE.

TAXES FOR 1937 WILL BE PRO RATED.

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

I, PAUL A. GREEN, TRUSTEE

have this day bargained and sold, and do hereby transfer and convey, unto the said ANNIE MAI HOWARD, HER heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING THE EASTERLY ONE-HALF OF AN 80 FT. LOT CONVEYED TO PAUL A. GREEN, TRUSTEE, BY DECREE OF PART II OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, IN THE CASE OF HOLT VS. ELLIS, RULE NO. 40852.

SAID EASTERLY PART OF SAID LOT FRONTS 40 FT. ON THE SOUTHERLY SIDE OF HAWKINS STREET AND RUNS BACK BETWEEN PARALLEL LINES 205 FT. TO AN ALLEY AND BEING THE EASTERLY 10 FT. OF THE EASTERLY ONE-HALF OF LOT NO. 77 TOGETHER WITH THE WESTERLY 30 FT. OF LOT NO. 76 IN SIGLER'S ADDITION TO NASHVILLE.

AND BEING PART OF THE SAME PROPERTY CONVEYED TOPAUL A. GREEN, TRUSTEE, BY DEED OF RECORD IN BOOK 1018, PAGE 6191 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the instrument within
Witness my hand this 10 day of May 1942
Attest: D.E.Jackson Secretary

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ANNIE MAI HOWARD, - 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 ANNIE MAI HOWARD, 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 ANNIE MAI HOWARD, do hereby transfer and convey unto H. F. TODD, , 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.