WE, the said EUGENE KING AND WIFE LOUISE KING, , 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 $ 100.00 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 EUGENE KING AND WIFE LOULSE KING , 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 EUGENE KING AND WIFE LOUISE KING 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 WM. COPELAND 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 WILL CARTWRIGHT AND WIFE JOANNER CARTWRIGHT

and EUGENE KING AND WIFE LOUISE KING , hereunto set our hands

at NASHVILLE , Tennessee, this the 8TH day of JULY , 19 40 .

WILL CARTWRIGHT
JOANNER CARTWRIGHT
EUGENE KING;
LOUISE KING,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, INDIANA L. RIDLEY , a Notary Public in and for said County and State, the within named WILL CARTWRIGHT AND WIFEJOANNER CARTWRIGHT , EUGENE KING AND WIFE LOUISE KING, 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 8TH day of JULY 19 40 .

My commission expires APRIL 4, 1944

(Seal) INDIANA L. RIDLEY
Notary Public.

U.S.R.S $1.00

RECEIVED JULY 9TH, 1940 AT 9;40 A.M.

NUMBER 41281 RECORDED JULY 10, 1940. BESSIE LOVELACE, ET CIR. TO J. D. THOMERSON, ET UX

INSTALLMENT DEED

Book No. 1139

FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN HUNDRED FIFTY AND NO/100($4750.00) DOLLARS of which FIVE HUNDRED ($500.00) DOLLARS has been paid in cash by J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON, the receipt of which is hereby acknowledged, and for the remainder FORTY-TWO HUNDRED FIFTY AND NO/100 ($4250.00) DOLLARS the said J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON HAVE ASSUMED AND AGREE TO PAY A $3000.00 LOAN DESCRIBED IN A DEED OF TRUST TO EVELYN LOVELACE WHICH DEED IS OF RECORD IN BOOK 1162, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH EIGHT SEMI-ANNUAL INTEREST NOTES OF $90.00 EACH, AND FOR THE REMAINDER, TWELVE HUNDRED FIFTY ($1250.00) DOLLARS, THE SAID J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON, HAVE EXECUTED THEIR 42 JOINT LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF BESSIE LOVELACE, THE FIRST 41 OF SAID NOTES BEING FOR THE SUM OF $30.00 EACH AND THE 42ND. NOTE BEING FOR $20.00. THE FIRST NOTE OF THIS SERIES OF MONTHLY NOTES FALLS DUE JULY 17, 1940 AND ONE ON THE 17TH. DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL AREPAID,

NOTE: IT IS AGREED THAT THESE NOTES MAY BE PAID ON OR BEFORE DUE DATE. IT IS ALSO AGREED THAT ALL 1940 TAXES ASSESSED AGAINST THE PROPERTY HEREIN CONVEYED ARE TO BE PRORATED. IT IS UNDERSTOOD AND AGREED THAT THE $3000.00 PRINCIPAL NOTE MENTIONED ABOVE MAY BE PAID AT ANY INTEREST PAYING PERIOD.

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, BESSIE LOVELACE AND HUSBAND, H. J. LOVELACE,

have this day bargained and sold, and do hereby transfer and convey, unto the said J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

PART OF BLOCK "B" ON THE PLAN OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN PLAN BOOK 57, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID BLOCK "B" HEREIN CONVEYED, BEGINS IN THE SOUTHERLY MARGIN OF IST. OR PARK AVENUE AT A POINT 53 FEET EASTERLY FROM THE SOUTHEAST CORNER OF 6TH. STREET, NOW 47TH. AVENUE N., AND IST OR PARK AVENUE, AND RUNS THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID IST OR PARK AVENUE 47 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO IST OR PARK AVENUE 150 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE ALONG THE NORTHERLY MARGIN OF SAID ALLEY IN A WESTERLY DIRECTION 47 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO SAID ALLEY 150 FEET TO THE SOUTHERLY MARGIN OF IST OR PARK AVENUE, THE BEGINNING POINT.

AND BEING THE SAME PROPERTY CONVEYED TO MRS. BESSIE LOVELACE BY DEED FROM ELIZABETH L. WATKINS DATED MARCH 5, 1928 AND RECORDED IN BOOK 774, PAGE 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said J. D. ~~THOMERSON~~ AND WIFE, WILLIE M. THOMERSON, 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 J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON, 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 J. D. THOMERSON AND WIFE, WILLIE M. THOMERSON, do hereby transfer and convey unto W. J. STEPHENS , 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.