WE , the said ROY WARREN AND WIFE, JOHNNIE MAI WARREN , 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 $ 1,000.00 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 ROY WARREN AND WIFE, JOHNNIE MAI WARREN , 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, IE 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 ROY WARREN AND WIFE, JOHNNIE MAI WARREN 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 E. B.HARPOLE 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 ROBERT LUSK AND WIFE, BINNIE BRIGGS LUSK

and ROY WARREN AND WIFE, JOHNNIE MAI WARREN , hereunto set our hands

at NASHVILLE , Tennessee, this the 5TH day of AUGUST , 19 40.

ROBERT LUSK
BINNIE BRIGGS LUSK
ROY T. WARREN
JOHNNIE MAE WARREN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO. W. NOLAN , a Notary Public in and for said County and State, the within named ROBERT LUSK AND WIFE, BINNIE BRIGGS LUSK AND ROY WARREN AND WIFE, JOHNNIE MAI WARREN 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 19TH day of AUGUST 1940 .

My commission expires JAN 13, 1942 (Seal) JNO. W. NOLAN Notary Public.

U.S.R.S. $2.20
RECEIVED AUG. 20 . 1940 AT 10:05 A.M.

INSTALLMENT DEED

Book No. 1169

FOR AND IN CONSIDERATION of the sum of EIGHTEEN HUNDRED AND NO/100 ($1800.00) DOLLARS

of which TWO HUNDRED ($200.00) AND NO/100 DOLLARS has been paid in cash by W. R. CHASTEEN AND WIFE, VIRGINIA RUTH CHASTEEN, the receipt of which is hereby acknowledged, and for the remainder SIXTEEN HUNDRED ($1600.00) AND NO/100 DOLLARS the said W. R. CHASTEEN AND VIRGINIA RUTH CHASTEEN HAVE THIS DAY ASSUMED THE PAYMENT OF A FIVE HUNDRED AND FIFTY ($550.00) DOLLAR MORTGAGE DUE SEPT. 15, 1940, HAVE EXECUTED TO LULA C. WAITS THEIR ONE NOTE IN THE SUM OF FIFTY ($50.00) DOLLARS FALLING DUE JAN. 1, 1941, AND FIFTY (50) TWENTY ($20.00) DOLLAR NOTES, THE FIRST OF WHICH FALLS DUE OCT. 1, 1940 AND ONE ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL ALL BECOME DUE AND PAYABLE, AND

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R.O.D.C., TENN.

SEPT. 1. 1940

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 LULA C. WAITS, A WIDOW, OVER THE AGE OF TWENTY-ONE YEARS, have this day bargained and sold, and do hereby transfer and convey, unto the said W. R. CHASTEEN AND VIRGINIA RUTH CHASTEEN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows: BEING LOTS NOS. 42 TO 50 INCLUSIVE IN THE SUBDIVISION OF ROBERT E. POWERS' LANDS IN THE OLD 18TH DISTRICT OF SAID COUNTY, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 56, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTSNOS. 42 TO 49 INCLUSIVE FRONT 50 FEET EACH ON THE EAST SIDE OF WASHINGTON AVE, AND EXTEND BACK EASTERLY TO THE WEST MARGIN OF THE RIGHT OF WAY OF THE LWEISBURG & NORTHERN RAILROAD, ON WHICH THEY MEASURE 51 FEET EACH, NO. 42 RUNS BACK ON THE NORHT LINE 80 FEET AND ON THE NORTH LINE 93 FEET AND ON THE SOUTH LINE 106 FEET, NO. 44 EXTENDS BACK ON THE NORTH LINE 106 FEET AND ON THE SOUTH LINE 119 FEET, NO 45 RUNS BACK ON THE NORTH LINE 119 FEET AND ON THE SOUTH LINE 132 FEET, NO. 46 EXTENDS BACK ON THE NORTH LINE 132 FEET AND ON THE SOUTH LINE 145 FEET, NO. 47 RUNS BACK ON THE NORTH LINE 145 FEET AND ON THE SOUTH LINE 158 FEET, NO. 48 RUNS BACK ON THE NORTH LINE 158 FEET AND ON THE SOUTH LINE 171, FEET, NO. 49 RUNS BACK ON THE NORHT LINE 171 FEET AND ON THE SOUTH LINE 184 FEET.

SAID LOT NO. 50 FRONTS 66 FEET ON THE EAST SIDE OF WASHINGTON AVENUE AND RUNS BACK TO THE WEST MARGIN OF THE LEWISBURG AND NORTHERN RAILROAD ON WHICH IT MEASURES 69 FEET AND RUNS BACK ON THE NORTH LINE 184 FEET AND ON THE SOUTH LINE 202 FEET AND IS AND IS BOUNDED ON THE SOUTH BY TILLMAN AVENUE.

BEING THE SAME PROPERTY CONVEYED TO FRANK WAITS, NOW DECEASED, AND WIFE, LULA C. WAITS, BY DEED RECORDED IN BOOK NO. 911, PAGE 681, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said W. R. CHASTEEN AND WIFE, VIRGINIA RUTH CHASTEEN 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 W. R. CHASTEEN AND VIRGINIA RUTH CHASTEEN 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 W. R. CHASTEEN AND VIRGINIA RUTH CHASTEEN do hereby transfer and convey unto E. H. COOK , 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.