WE , the said H. L. MURPHY AND WIFE, ADDIE MURPHY AND WIND , 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 $ 800.00 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 herein, the same to bear interest from the date of such payment.

Now, if WE , the said H/ L. MURPHY AND WIFE, ADDIE MURPHY , 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 H. L. MURPHY AND WIFE ADDIEMURPHY, 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 , RUFUS GANN 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 WILLIAM RUSSELL WRIGHT AND WIFE MARY K. WRIGHT OF HARTSVILLE, TENN and H. L. MURPHY AND WIFE, ADDIE MURPHY OF NASHVILLE, TENNESSEE , hereunto set our hands at ~~NASHVILLE~~ Hartsville , Tennessee, this 9TH day of SEPT , 19 41.

WM. RUSSELL WRIGHT
MARY K. WRIGHT
H. L. MURPHY
ADDIE MURPHY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. B. TUCKER , a Notary Public in and for said County and State, the within named H. L. MURPHY AND WIFE ADDIE MURPHY

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 , 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.

Witness my hand and official seal at Nashville, Tennessee, this 11TH day of SEPTEMBER 19 41 .

My commission expires OCT 3, 1943

(Seal)..... Notary Public.

TENNESSEE - TROUSDALE

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, MANYE HAMMOCK , a Notary Public in and for said County and State, the within named WILLIAM RUSSELL WRIGHT AND WIFE, MARY K. WRIGHT

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 , 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.

Witness my hand and official seal at ~~Nashville~~ Hartsville, Tennessee, this 9TH day of SEPTEMBER 19 41.

My commission expires JAN 5TH 1942

(Seal) MANYE HAMMOCK Notary Public.

U.S.R.S. $1.10

REC'D SEPT 11, 1941 AT 12;05 P.M.



53565 MARSHALL & BRUCE CO. NASHVILLE

# INSTALLMENT DEED

**Book No. 1172**

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND SEVEN HUNDRED AND FIFTY ($3750.00)DOLLARS of which FIVE HUNDRED AND FIFTY ($550.00) - DOLLARS has been paid in cash by NELLIE M.GREEN, , the receipt of which is hereby acknowledged, and for the remainder THIRTY-TWO HUNDRED ($3200.00) -- DOLLARS the said NELLIE M.GREEN ET VIR SHEPHERD GREEN,

HAVE EXECUTED THEIR ONE CERTAIN NOTE IN THE PRINCIPAL SUM OF $3200.00 OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF MARY CRAIGHILL KINYOUN AND W.F.SHELLMAN, EXECUTORS OF THE ESTATE OF FREDERICK FOCKE REESE, DECEASED, IN 120 MONTHLY INSTALLMENTS OF $39.83 EACH, WHICH INCLUDE PRINCIPAL AND INTEREST AT THE RATE OF 6% PER ANNUM, THE FIRST INSTALLMENT BEING DUE ON SEPTEMBER 21, 1941 AND THE OTHERS MONTHLY THEREAFTER RESPECTIVELY UNTIL SAID NOTE IS FULLY PAID.

...ve that I am the true and lawful holder of the claim secured by the instrument ...own recorded and hereby acknowledge the satisfaction thereof and discharge of the lien ...to secure the same in full this 14 ... day of Sept 1951.

Attest: P.Wilson Clerk [illegible]
By [illegible] D.C.

INSTALLMENTS AFTER MATURITY

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, MARY CRAIGHILL KINYOUN AND W.F.SHELLMAN, EXECUTORS OF THE ESTATE OF FREDERICK FOCKE REESE, DECEASED,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.78 AND THE EASTERLY 45 FEET OF LOT NO.79 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 338, PAGE 101, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.78 AND THE EASTERLY PART OF LOT NO. 79 FRONT TOGETHER 145 FEET ON THE NORTHERLY SIDE OF SHELTON AVENUE AND RUN BACK 184.8 FEET ON THE EASTERLY LINE AND 182 FEET, MORE OR LESS, ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 145 FEET, MORE OR LESS, THEREIN.

THE SAID NELLIE M.GREEN ASSUMES AND AGREES TO PAY TAXES FOR YEAR 1941.

THIS CONVEYANCE IS MADE BY AUTHORITY OF POWER OF SALE CONTAINED IN WILL OF FREDERICK FOCKE REESE OF RECORD IN BOOK 1133, PAGE 139, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said NELLIE M.GREEN, HER 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 SUCCESSORS AND ASSIGNS, ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said NELLIE M.GREEN 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 US in hand paid WE , the said NELLIE M.GREEN ET VIR SHEPHERD GREEN,

do hereby transfer and convey unto RUFUS GANN, , 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.