WE, the said J. A. RAMSEY AND CARMEN E. RAMSEY, 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 $ 3800.00 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 J. A. RAMSEY AND CARMEN E. RAMSEY, 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 US J. A. RAMSEY AND CARMEN E. RAMSEY 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 EUGENE PHILLIPS 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 MARY T. SHUTTLEWORTH and J. A. RAMSEY AND CARMEN E. RAMSEY, hereunto set our hands at NASHVILLE, Tennessee, this the 24TH day of NOVEMBER, 19 41

MARY T. SHUTTLEWORTH
J. A. RAMSEY
CARMEN E. RAMSEY

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 J. A. RAMSEY AND WIFE, CARMEN E. RAMSEY

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 X having appeared before me privately and apart from husband, the said, of 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 X expressed.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of NOVEMBER 19 41

My commission expires OCT 3, 1943

(Seal) C. B. TUCKER
Notary Public.

FLORIDA - DADE
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, GERTRUDE CARSON, a Notary Public in and for said County and State, the within named MARY T. SHUTTLEWORTH, A WIDOW

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X X having appeared before me privately and apart from husband, the said, of 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 X expressed.

Witness my hand and official seal at ~~Nashville, Tennessee~~ MIAMI, FLORIDA, this 25TH day of NOVEMBER 19 41

My commission expires -

(Seal) GERTRUDE CARSON
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
MYCOM. EXPIRES APRIL 21, 1943
Notary Public.

U.S.R.S. $2.20
REC'D NOV 28, 1941 AT 3:21 P.M.

32345 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1172

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND, TWO HUNDRED ANF FIFTY ($1,250.00) DOLLARS

of which ONE HUNDRED AND TEN ($110.00) DOLLARS has been paid in cash by STANLEY C. BROOME, the receipt of which is hereby acknowledged, and for the remainder OF ONE THOUSAND, ONE HUNDRED AND FORTY ($1,140.00) DOLLARS the said STANLEY C. BROOME

HAS EXECUTED HIS THIRTY THREE (33) PROMISSORY NOTES OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF G. M. AND SUSIE S. KIRKPATRICK; 32 OF SAID NOTES BEING FOR THE PRINCIPAL SUM OF $20.00 EACH AND MATURING MONTHLY BEGINNING NOVEMBER 16TH, 1941, THE 1ST NOTE MATURING ON THAT DATE AND ONE NOTE MATURING ON THE 16TH DAY OF EACH SUCCEEDING MONTH UNTIL ALL MATURE, WITH 6% INTEREST FROM DATE BUT THE INTEREST HAS BEEN COMPUTED TO DATE OF MATURITY ON ALL OF SAID 32 NOTES, AND THE SUM DIVIDED BY 32 TO GET THE AVERAGE INTEREST OF $1.65 WHICH AMOUNT HAS BEEN ADDED INTO THE FACE OF EACH OF SAID NOTES, MAKING THE SUM OF EACH NOTE (PRINCIPAL AND AVERAGE INTEREST) $21.65, WITH PROVISION IN SAID NOTES FOR DISCOUNT OF .10 CENTS PER MONTH ON EACH NOTE FOR UNEXPIRED TIME IF PAID BEFORE MATURITY AND IN ORDER OF MATURITY; THE LAST AND 33RD NOTE BEING FOR THE SUM OF $500.00, DUE THREE YEARS FROM DATE, WITH 6% INTEREST PAYABLE SEMI-ANNUALLY, AND ALL OF SAID 33 NOTES BEING PAYABLE ON OR BEFORE DATE OF MATURITY,

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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, G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK

have this day bargained and sold, and do hereby transfer and convey, unto the said STANLEY C. BROOME, HIS heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING A TRACT OF LAND IN THE 2ND, FORMERLY THE 5TH, CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER OF THE FRANKLIN-LIMESTONE ROAD 510.3 FEET, MORE OR LESS, WESTWARDLY FROM THE WESTERLY LINE OF THE MURFREESBORO PIKE; THENCE SOUTH 1 DEGREE EAST, BEING THE EASTERLY LINE OF THE ORIGINAL TRACT REFERRED TO BELOW AS TRACT NO. 2, 1524 FEET, MORE OR LESS, TO A POST IN RANSOM'S LINE, BEING THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT; THENCE WITH OLD FENCE NORTH 69 DEGREES 05' WEST 255.1 FEET TO A STAKE; THENCE NORTH ONE DEGREE WEST 1354 FEET TO A POINT IN THE CENTER OF SAID FRANKLIN-LIMESTONE ROAD; THENCE WITH THE CENTER LINE OF SAID ROAD NORTH 70 DEGREES 35' EAST 198 FEET AND NORTH 67 DEGREES 50' EAST 57.7 FEET TO THE POINT OF BEGINNING, CONTAINING 7½ ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JOHN WILKES, CIVIL ENGINEER, MADE OCTOBER 14TH, 1941, AND BEING PART OF TRACT NO. 2 OF THE LAND CONVEYED TO G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, BY DEEDS OF J. MACK ELLIS, AND WIFE, FLETA S. ELLIS, OF RECORD IN BOOK NO. 936, PAGE 509, AND BOOK NO. 967, PAGE 516, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said STANLEY C. BROOME, HIS 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 STANLEY C. BROOME, HIS 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 STANLEY C. BROOME

do hereby transfer and convey unto J. P. ELLIS, 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.