WE , the said OLLIE E. MOORE AND WIFE, MARY B. MOORE , 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 $ 1800.00 FIRE AND WINDSTORM 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 OLLIE E. MOORE AND WIFE, MARY B. MOORE , 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 OLLIE E. MOORE AND WIFE MARY B. MOORE 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 DORRIS S. LOVENTHAL 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 KATE CONNELL SPAIN OF ST. LOUIS MO AND ST. LOUIS MO and OLLIE E. MOORE AND WIFE, MARY B. MOORE OF NASHVILLE, TENNESSEE / , hereunto set our hands at NASHVILLE , Tennessee, this the 2ND day of JANUARY , 1942 .

OLLIE E. MOORE
MARY B. MOORE
KATE CONNELL SPAIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. N. MCNEILL, JR , a Notary Public in and for said County and State, the within named OLLIE E. MOORE AND WIFE, MARY B. MOORE 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 2ND day of JANUARY 19 42

My commission expires JULY 8, 1942 (Seal) F. N. MCNEILL, JR Notary Public.

MISSOURI - CITY OF ST. LOUIS
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, L. H. LINDSEY , a Notary Public in and for said County and State, the within named KATE CONNELL SPAIN, AN UNMARRIED WOMAN the bargainor , with whom I am personally acquainted, and who acknowledged that SHE 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. ST. LOUIS MISSOURI

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 7TH day of JANUARY 19 42.

My commission expires JULY 21, 1944 (Seal) L. H. LINDSEY Notary Public.

U.S.R.S. $4.40
REC'D JAN 8, 1942 AT 12;10 P.M.

STAHL MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1172

FOR AND IN CONSIDERATION of the sum of ($3,250.00) THREE THOUSAND, TWO HUNDRED FIFTY/ AND NO/100 DOLLARS

of which ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS has been paid in cash by GLENNIE C.BREENE , the receipt of which is hereby acknowledged, and for the remainder

the said ($2,250.00) TWO THOUSAND, TWO HUNDRED FIFTY AND NO/100 DOLLARS GLENNIE C. BREEN AND HUSBAND, T.EDWARD BREENE HAVE EXECUTED THEIR ONE (1) PROMISSORY LIEN NOTE, BEARING EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF BESS L.SCOTT, IN THE AMOUNT OF TWO THOUSAND, TWO HUNDRED FIFTY AND NO/100 ($2,250.00) DOLLARS. SAID NOTE BEING DUE ON OR BEFORE ONE YEAR FROM DATE.

X(STATE OF MISSISSIPPI
COUNTY OF LOWNDES

PERSONALLY APPEARED BEFORE ME, J.B. POPE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,THE WITHIN NAMED T. EDWARD BREENE, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT COLUMBUS, MISSISSIPPI,THIS 29TH DAY OF DEC 1941.

(SEAL) J.B. POPE, NOTARY PUBLIC
COM.EXPIRES APRIL 1,1942)

NASHVILLE TRUST CO.
BY
ASST. SECY.

SAID $2,250.00 NOTE BEARING FIVE

~~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,BESS L.SCOTT, UNMARRIED

have this day bargained and sold, and do hereby transfer and convey, unto the said GLENNIE C. BREENE, FOR HER SOLE AND SEPARATE USE, FREE FROM THE MARITAL RIGHTS OF ~~heirs and assigns, certain~~ real estate in Davidson County, ~~Tennessee as follows~~:

HER PRESENT, OR ANY FUTURE HUSBAND, WITH FULL POWER VESTED IN HER TO SELL,MORTGAGE OR OTHERWISE CONVEY, AS IF SHE WERE A FEME SOLE, HER HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY,TENNESSEE, AS FOLLOWS:

BEING LOT NO.2 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, AS OF RECORD IN BOOK 421, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.2 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF BLAIR BOULEVARD,FORMERLY LONG AVENUE, AND RUNS BACK 163 FEET ON THE EASTERLY LINE AND 184 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 73 FEET THEREON.
SAID PROPERTY WAS CONVEYED TO BESS L. SCOTT, BY DEED FROM NASHVILLE AND AMERICAN TRUST COMPANY, OF RECORD IN BOOK 892, PAGE 285, REGISTER'S OFFICE FOR SAID COUNTY,AND BY DEED FROM SARAH JACKSON MONAHEE AND HUSBAND, OF RECORD IN BOOK 1166 PAGE 331, SAID REGISTER'S OFFICE.

THE GRANTOR HEREIN AGREES TO PAY ALL 1941 TAXES ON THE ABOVE DESCRIBED PROPERTY, AND THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY ALL 1942 TAXES ON SAID PROPERTY ABOVE DESCRIBED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GLENNIE C. BREENE, FOR HER SOLE AND SEPARATE USE, HER 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. EXCEPT AS SET OUT HEREIN

I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said GLENNIE C. BREENE, 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 GLENNIE C.BREENE, AND HUSBAND T.EDWARD BREENE do hereby transfer and convey unto ALBERT H.THOMAS , 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.