WE , the said D.L.RICHARDSON AND WIFE, WINNIE E.RICHARDSON , 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 $ -- 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 D.L.ROCHARDSON AND WIFE, WINNIE E.RICHARDSON , 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 WINNIE E.RICHARDSON, HER 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 SYDNEY F.KEBBLE 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 its trusteeship.

In Witness Whereof, We, the said JAMES I. OWEN AND WIFE, BESSIE LEE OWEN

and D.L. RICHARDSON AND WIFE, WINNIE E.RICHARDSON , hereunto set our hands at NASHVILLE , Tennessee, this the 29TH day of DECEMBER , 19 41.

JAMES I.OWEN
BESSIE LEE OWEN
D.L.RICHARDSON
WINNIE E.RICHARDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON , a Notary Public in and for said County and State, the within named JAMES I.OWEN AND WIFE, BESSIE LEE OWEN

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 29TH day of DECEMBER 19 41.

My commission expires APRIL 4 1944 (Seal) LELA RICHARDSON Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON , a Notary Public in and for said County and State, the within named D.L.RICHARDSON AND WIFE, WINNIE E. RICHARDSON,

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 29TH day of DECEMBER 19 41.

My commission expires APRIL 4 1944 (Seal) LELA RICHARDSON Notary Public.

U.S.R.S. $1.10
REC'D JAN 14,1942 AT 10:42 A.M.

EIMER MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1172

FOR AND IN CONSIDERATION of the sum of $1250.00 TWELVE HUNDRED AND FIFTY -- DOLLARS

of which ONE HUNDRED AND TWENTY FIVE -- DOLLARS has been paid in cash by ROBERT B.COOK AND WIFE, THELMA COOK , the receipt of which is hereby acknowledged, and for the remainder $1125.00 ELEVEN HUNDRED AND TWENTY-FIVE DOLLARS the said ROBERT B. COOK AND WIFE, THELMA COOK,

HAVE EXECUTED TO EDWIN SEARS A SERIES OF (41) FORTY-ONE NOTES OF EVEN DATE HEREWITH, WITH INTEREST FROM DATE, PAYABLE AS FOLLOWS. ONE NOTE IN THE PRINCIPAL SUM OF ($125.00) ONE HUNDRED AND TWENTY-FIVE DOLLARS, THAT WILL BE DUE NINETY DAYS FROM DATE; AND BALANCE OF SAID SERIES OF NOTES (40 IN NUMBER) ARE MONTHLY NOTES (39) THIRTY-NINE OF WHICH ARE IN THE PRINCIPAL SUM OF ($10.00) TEN DOLLARS EACH; AND THE LAST NOTE IN THE SERIES OF MONTHLY NOTES IS IN THE PRINCIPAL SUM OF ($610.00) SIX HUNDRED AND TEN DOLLARS.

FIRST ONE OF SAID SERIES OF MONTHLY NOTES WILL BE DUE ON FEBRUARY 1, 1942, AND ONE EACH FIRST OF MONTH THEREAFTER UNTIL ALL NOTES ARE PAID IN FULL.

I declare that I am the owner and holder of the debt or claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This the day of 194.

Attest: DEPUTY REGISTER

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, EDWIN SEARS AND WIFE, LUCILE SEARS,

have this day bargained and sold, and do hereby transfer and convey, unto the said ROBERT B.COOK AND WIFE, THELMA COOK, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING A FOUR ROOM HOUSE AND LOT, SAID LOT NO.17, FRONTS 50 FEET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

SAID LOT NO.17, MORE FULLY DESCRIBED AS FOLLOWS, TO WIT; OF BLOCK 9 ON THE EXTENSION OF THE PLAN OF CHEROKEE PARK SUBDIVISION SHOWING A PART OF THE WESTERLY PART OF BLOCK 9 IS OF RECORD IN BOOK 161, PAGE 75, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.17 FRONTS 50 FEET BY 150 FEET ON THE NORTHERLY SIDE OF LOUISIANA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO EDWIN SEARS BY DEED FROM N.L.CHESTER AND WIFE, OF RECORD IN BOOK 1157, PAGE 377, SAID REGISTERS OFFICE.

I declare that I am the owner and holder of the debt or claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 6 day of Sept. 194?

Attest: M McFinstra DEPUTY REGISTER. Edwin Sears

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT B. COOK AND WIFE, THELMA COOK, 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 AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT B. COOK AND WIFE, THELMA COOK, 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 BY , the said EDWIN SEARS AND WIFE, LUCILE SEARS

WE, ROBERT B.COOK AND WIFE, THELMA COOK,

do hereby transfer and convey unto J.A.WILSDORF, , 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.