WE , the said MARGIE BENTON TRUE AND HUSBAND ROBERT W. TRUE , 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 XX INSURABLE VALUE 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 MARGIE BENTON TRUE AND HUSBAND ROBERT W. TRUE , 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 60 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 MARGIE BENTON TRUE & HUS ROBERT W. TRUE 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 WILLIAM O.LEE 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 LAURA O.COLEMAN A WIDOW

and MARGIE BENTON TRUE AND HUSBAND ROBERT W. TRUE , hereunto set our hands

at NASHVILLE , Tennessee, this the 21ST day of MCH ,19 38.

LAURA J.COLEMAN
MARGIE BENTON TRUE
ROBERT W. TRUE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E. HARWOOD , a Notary Public in and for said County and State, the within named LAURA J.COLEMAN A WIDOW, AND MARGIE BENTON TRUE AND HUSBAND ROBERT W. TRUE 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 X having appeared before me privately and apart from husband , the said X , 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 14TH day of MARCH 19 38.

My commission expires JULY 11 1939

(Seal) W.E. HARWOOD
Notary Public.

U.S.R.S. $1.00
REC'D DEC 17,1940 AT 2:20 P.M.

INSTALLMENT DEED

Book No. 1179

FOR AND IN CONSIDERATION of the sum of ($16,500.00) SIXTEEN THOUSAND, FIVE HUNDRED/ AND NO/100 DOLLARS of which FIVE HUNDRED AND NO/100 - - - - - - - - - DOLLARS has been paid in cash by W. C.SENSING , the receipt of which is hereby acknowledged, and for the remainder ($16,000.00) SIXTEEN THOUSAND AND NO/100 - - - - - - - - - DOLLARS the said W. C. SENSING HAS PAID FIVE HUNDRED AND NO.100 ($500.00) DOLLARS IN OTHER REAL PROPERTY,

AND FOR THE REMAINDERTHE SAID W. C. SENSING HAS EXECUTED HIS FOURTEEN PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF MRS. LOTTIE S. POTTS. THE FIRST ONE OF SAID NOTES IS FOR THE SUM OF TWO THOUSAND, FIVE HUNDRED AND NO/100 ($2.500.00) DOLLARS, AND FALLS DUE MAY 20, 1940. THE REMAINING THIRTEEN NOTES ARE FOR THE SUM OF ONE THOUSAND ($1.000.00) DOLLARS EACH AND THE FIRST ONE OF SAID NOTES FALLS DUE MAY 1, 1941, AND ONE OF SAID NOTES FALLS DUE ON THE FIRST DAY OF MAYOF EACH SUCCEEDING YEAR THEREAFTER UNTIL ALL OF SAID NOTES ARE PAID IN FULL.

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, MRS. LOTTIE S. POTTS, A WIDOW,

have this day bargained and sold, and do hereby transfer and convey, unto the said W. C. SENSING, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A TRACT OF LAND IN THE 7TH CIVIL DISTRICT OF WILLIAMSON COUNTY, AND IN THE 7TH FORMERLY, THE 11TH AND DESCRIBED ACCORDING TO A SURVEY MADE NOVEMBER 3, 1916, BY W. H. TISDALE, COUNTY SURVEYOR FOR WILLIAMSON COUNTY, TENNESSEE, AS FOLLOWS: BEGINNING AT WHAT WAS FORMERLY W. A. BRYAN'S SOUTHEAST CORNER, BEING ALSO THE NORTHEAST CORNER OF LOT NO. 2, CONTAINING 15 ACRES AND 55 SQUARE POLES, CONVEYED TO JAMES R. SAWYER, BY DEED FROM R. B. SAWYER AND OTHERS, OF RECORD IN BOOK NO. 41, PAGE 84, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; AND RUNNING THENCE NORTH 2° EAST, WITH THE EASTERLY BOUNDARY LINE OF SAID BYRN'S TRACT, 2211, FEET MORE OR LESS, TO THE CENTER OF OLD VAUGHN GAP ROAD, NOW OLD HICKORY BOULEVARD; THENCE SOUTH 89° EAST WITH THE CENTER OF SAID ROAD OR BOULEVARD, 346½ FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO H. C. PEARSON AND WIFE, SARA PEARSON BY DEED FROM E. G. SCRUGGS AND WIFE, OF RECORD IN BOOK NO. 1031, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 2° 56' WEST, WITH THEIR WESTERN BOUNDERY LINE, 1567½ FEET MORE OR LESS, TO THEIR SOUTHWEST CORNER; THENCE SOUTH 89° EAST, WITH THEIR SOUTHERN BOUNDRY LINE, PASSING THEIR SOUTHEAST CORNER AT 761.7 FEET, AND CONTINUING IN ALL 1042.8 FEET, TO THE CENTER OF OTTER CREEK; THENCE DOWN SAID OTTER CREEK SOUTH 1½° WEST ABOUT 330 FEET AND LEAVING SAID CREEK, IN ALL 1039½ FEET TO THE CENTER OF LITTLE HARPETH RIVER, THENCE DOWN SAID RIVER, WITH THE MEANDERS AND CENTER THEREOF, NORTH 69° WEST 231 FEET; SOUTH 76° WEST 148½ FEET SOUTH 2° WEST 66 FEET, SOUTH 47° WEST 297 FEET TO THE CENTER OF THE CREEK; THENCE DOWN THE CREEK WITH ITS MEANDERS SOUTH 2° WEST 148½ FEET, SOUTH 20° WEST 231 FEET NORTH 83½° WEST 132 FEET, NORTH 41° WEST 445½ FEET, SOUTH 71° WEST 122.75 FEET SOUTH 47½° WEST 264 FEET, SOUTH 2° WEST 33 FEET TO AN OLD STUMP ON THE SOUTH BANK OF SAID CREEK; THENCE NORTH 86° WEST 70.95 FEET TO A POINT NEAR THE WEST BANK OF SAID CREEK, THE SOUTHEAST CORNER OF SAID LOT NO. 2 CONVEYED TO JAMES R. SAWYER, AS HEREIN REFERRED TO; AND THENCE NORTH 2° EAST, WITH THE EASTERN BOUNDRY LINE OF SAID TRACT, 1023 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 58 ACRES AND 123 SQUARE POLES.

BEING ONE OF THE TRACTS OF LAND CONVEYED TO MRS. LOTTIE SAWYERS POTTS AND HUSBAND, THOMAS POTTS, BY DEED FROM R. B. SAWYERS, ET AL OF RECORD IN BOOK NO. 513, PAGE 197 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN BOOK NO. 41, PAGES 85 AND 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever, W. C. SENSING, HIS 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 W. C. SENSING, HIS heirs and representatives, to warrant and forever defend the title to said real estate to said 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 W. C. SENSING do hereby transfer and convey unto B. O. BRILEY , 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.