I , the said J.J.MAYO, , 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 $ 5000.00 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.

I 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 I 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 I , the said J.J.MAYO, , 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 I 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, I 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.

I 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. I 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 J.J.MAYO, HIS 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 T.M.PRITCHETT, 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 LINIEE BROOKS MCCANDLESS (A WIDOW) and J.J.MAYO (AN UNMARRIED MAN) , hereunto set our hands at NASHVILLE, , Tennessee, this the 1ST day of FEBRUARY , 1941.

LINIE BROOKS MCCANDLESS

J.J.MAYO

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, K.H.MCKEE , a Notary Public in and for said County and State, the within named LINIE BROOKS MCCANDLESS (A WIDOW) AND J.J.MAYO (AN UNMARRIED MAN) 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 having appeared before me privately and apart from husband , the said , 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 1ST day of FEBRUARY 19 41.

My commission expires APRIL 13, 1944.

(Seal) K.H.MCKEE, Notary Public.

U.S.R.S. $3.85

RECD FEB.3, 1941 AT 3:51 P M

MM

INSTALLMENT DEED

Book No. 1179

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE HUNDRED AND NO/100 -($2500.00)- DOLLARS of which THREE HUNDRED AND NO/100 ($300.00) - - - - - - - - - DOLLARS has been paid in cash by W. C. WEAVER AND WIFE, ELIZABETH WEAVER the receipt of which is hereby acknowledged, and for the remainder TWENTY TWO HUNDRED AND NO/100($2200.00) HAVE ASSUMED AND AGREE - - DOLLARS the said W. C. WEAVER AND WIFE, ELIZABETH WEAVER HAVE ASSUMED AND AGREE TO PAY THE BALANCE DUE ON A LOAN HELD AGAINST THE PROPERTY BY HOME OWNERS' LOAN CORPORATION WHICH BALANCE AMOUNTS TO $1547.57 WHICH IS PAYABLE IN MONTHLY PAYMENTS OF $10.73 WHICH INCLUDE INTEREST AND PRINCIPAL AND $5.91 IS ADDED TO EACH MONTHLY PAYMENT TO TAKE CARE OF INSURANCE AND TAXES MAKING EACH PAYMENT AMOUNT TO $16.64 AND SECURED BY DEED OF TRUST OF RECORD IN BOOK 948, PAGE 148 R.O.D.C. TENN. AND FOR THE BALANCE OF $652.43 THE SAID W. C. WEAVER AND WIFE, ELIZABETH WEAVER, HAVE EXECUTED THEIR SIX ANNUAL LIEN NOTES PAYABLE TO THE ORDER OF S. M. HAMILTON AND WIFE, TOMMIE HAMILTON, SAID NOTES BEING OF EVEN DATE HEREWITH AND THE FIRST FIVE NOTES FOR THE SUM OF $100.00 EACH AND THE SIXTH NOTE BEING FOR $152.43, SAID SIX NOTES CONSTITUTING A SECOND LIEN ON THE PROPERTY HEREIN CONVEYED. THE FIRST OF SAID NOTES FALLING DUE JANUARY 1, 1942 AND ONE ON THE SAME DAY OF EACH SUCCEEDING YEAR THEREAFTER UNTIL ALL ARE PAID.

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 expresly retained on the land herein conveyed

WE, S. M. HAMILTON AND WIFE, TOMMIE HAMILTON have this day bargained and sold, and do hereby transfer and convey, unto the said W. C. WEAVER AND WIFE, ELIZABETH WEAVER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING LOTS NOS. 806 AND 808 OF BLOCK 38 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS 806 AND 808 FRONT 50 FEET EACH ON THE SOUTHERLY SIDE OF IDAHO AVENUE, FORMERLY FIFTH AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. BEING A PART OF THE PROPERTY CONVEYED TO S. M. HAMILTON AND WIFE, TOMMIE HAMILTON BY DEED FROM C. L. ROBERTS AND WIFE OF RECORD IN BOOK 623, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. REFERENCE IS ALSO MADE TO TRUST DEED TO CHAS. H. LITTERER, TRUSTEE, OF RECORD IN BOOK 948, PAGE 148, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said W. C. WEAVER AND WIFE, ELIZABETH WEAVER, 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.

EXCEPT AS PROVIDED HEREIN WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said W. C. WEAVER AND WIFE, ELIZABETH WEAVER, 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 WE , the said W. C. WEAVER AND WIFE, ELIZABETH WEAVER do hereby transfer and convey unto W. J. STEPHENS , 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.