WE , the said WALTER LARKIN SR AND WIFE PEARLE LARKIN , 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 $ 800.00 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 therein, the same to bear interest from the date of such payment.

Now, if WE , the said WALTER LARKIN SR AND WIFE PEARLE LARKIN , 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, IF 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 WALTER LARKIN SR AND WIFE PEARLE LARKIN 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 FRANK 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 WM. T. PHILLIPS AND WIFE MARGUERITE PHILLIPS and WALTER LARKIN SR AND WIFE PEARLE LARKIN , hereunto set our hands at NASHVILLE , Tennessee, this the 14TH day of SEPT , 19 38.

WM. T. PHILLIPS
MARGUERITE PHILLIPS
WALTER LARKIN SR
PEARLE LARKIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES , a Notary Public in and for said County and State, the within named WM.T. PHILLIPS AND WIFE MARGUERITE PHILLIPS, AND WALTER LARKIN SR AND WIFE PEARLE LARKIN 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 23 day of SEPT 19 38.

My commission expires OCT 15TH 1939

(Seal) FRED K. JONES
Notary Public.

U.S.R.S. ~~$16.50~~ 16¢

REC'D FEB 13,1941 AT 1:58 P.M.

INSTALLMENT DEED

Book No. 1179

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE AND NO/100 ($375.00) DOLLARS of which ONE HUNDRED AND NO/100 ($100.00) DOLLARS has been paid in cash by JOHN F. HUNT AND WIFE CLARA HUNT, , the receipt of which is hereby acknowledged, and for the remainder TWO HUNDRED SEVENTY FIVE AND NO/100 ($275.00) DOLLARS the said JOHN F.HUNT AND WIFE CLARA HUNT HAVE EXECUTED THEIR ONE (1) NOTE BEARING EVEN DATE HEREWITH PAYABLE TO THE ORDER OF NASHVILLE TEUST COMPANY, IN THE AMOUNT OF TWO HUNDRED SEVENTY FIVE AND NO/100 ($275.00) DOLLARS, IN TWENTY EIGHT (28) INSTALLMENTS THE FIRST TWENTY SEVEN (27) INSTALLMENTS BEING IN THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, EACH AND THE LAST OR TWENTY EIGHTH (28TH) INSTALLMENT BEING IN THE SUM OF FIVE AND NO/100 ($5.00) DOLLARS PAYABLE MONTHLY. THE FIRST INSTALLMENT OF WHICH IS DUE ON the 2nd DAY OF MARCH 1941 AND THE OTHERS DUE MONTHLY THEREAFTER , RESPECTIVELY . SAID NOTE TO BEAR INTEREST AT THE RATE OF SIX PER CENT PER ANNUM INTEREST PAYABLE MONTHLY MAKING THE FIRST INSTALLMENT IN THE AMOUNT OF $11.38 AND EACH SUCCEEDING INSTALLMENT DECREASING 5¢ UNTIL ALL OF SAID TWENTY SEVEN (27) $10.00 INSTALLMENTS HAVE BEEN PAID AND THE LAST INSTALLMENT WILL BE IN THE AMOUNT OF $5.03.

I declare that I am the holder of the claim secured by the instrument within recorded, and for a sufficient consideration in hand paid, I hereby release all lien or claim as to the property described therein. This 31 day of July 1941

NASHVILLE TRUST CO
BY [signature]
ASST. SECY.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and for a sufficient consideration in hand paid, I hereby release all lien or claim as to the property described therein. This 30th day of May 1941

Attest: [signature]
Deputy Register

NASHVILLE TRUST CO
BY [signature]
ASST. SECY.

SAID ONE NOTE BEARING SIX PER CENT INTEREST PAYABLE MONTHLY 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 NASHVILLE TRUST COMPANY A TENNESSEE CORPORATION, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE TENNESSEE HAS, have this day bargained and sold, and do hereby transfer and convey, unto the said JOHN F.HUNT AND WIFE CLARA HUNT THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE SOUTHERLY 150 FEET OF LOTS NOS.90, 91 AND 92 ON THE PLAN OF AIRDRIE SUBDIVISION "C" AS OF RECORD IN BOOK 547, PAGE 160, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CO RNER OF EAST MORTON AND WINGATE AVENUES , THENCE WITH THE NORTHERLY MARGIN OF EAST MORTON AVENUE EASTWARDLY 150 FEET TO THE CORNER OF LOTSNOS. 89, AND 90; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 150 FEET; THENCE WESTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF EAST MORTON AVENUE 150 FEET TO THE EASTERLY MARGIN OF WINGATE AVENUE THENCE WITH SAID AVENUE SOUTHWARDLY 150 FEET TO THE BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO NASHVILLE TRUST COMPANY BY DEED FROM ALBERT H.THOMAS TRUSTEE OF RECORD IN BOOK 1003, PAGE 326, SAID REGISTER'S OFFICE
THIS PROPERTY IS SOLD SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM AIRDRIE LAND COMPANY TO NASHVILLE TRUST COMPANY OF RECORD IN BOOK 928, PAGE 752, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, AS FOLLOWS;
SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES AND NOT OTHERWISE.
THE DWELLING HOUSES TO BE ERECTED TO COST NOT LESS THAN $2500. AND NO PART OF SAID HOUSES OR IMPROVEMENTS TO BE CLOSER THAN 35 FEET TO THE FRONT PROPERTY LINE OF EACH LOT; AND ON THE CORNER LOT NO DWELLING IS TO BE BEARER THAN 10 FEET OF SAID SIDE STREET LINE AND GARAGES AND OUTBUILDINGS, ETC. SHALL NOT BE LESS THAN 20 FEET TO THE RESPECTIVE SIDE STREET LINE FOR SAID CORNER LOTS.
NONE OF SAID PROPERTY IS TO BE SOLD TO NEGROES OR PERSONS OF AFRICAN DESCENT AND NO SUCH PERSONS SHALL OCCUPY SAID PREMISES EXCEPT IN THE CAPACITY OF SERVANTS, ONLY SEPTIC TANKS ARE TO BE ALLOWED TO BE USED FOR SEWERAGES PURPOSES INCIDENT TO THE OCCUPATION OF SAID RESPECTIVE LOTS; AND THESE SPETIC TANKS ARE TO BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE COUNTY OF DAVIDSON.
TAXES FOR THE YEAR 1941, ON THE HEREIN DESCRIBED PROPERTY ARE ASSUMED BY THE PURCHASERS

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN F. HUNT AND WIFE CLARA HUNT THEIR, heirs and assigns, forever, NASHVILLE TRUST COMPANY AS AFORESAID, covenants that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

NASHVILLE TRUST COMPANY AS AFORESAID, further covenants and binds ITSELF ITS SUCCESSORS, ---heirs and representatives, to warrant and forever defend the title to said real estate to said JOHN F.HUNT AND WIFE CLARA HUNT 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 --- in hand paid WE , the said JOHN F.HUNT AND WIFE CLARA HUNT, 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.