~~, the said~~ ~~, 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 therein, the same to bear interest from the date of such payment.

Now, if WE, the said GLENN H. ANDERSEN AND WIFE MARY C. ANDERSEN, 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 GLENN H. ANDERSEN AND WIFE MARY C. ANDERSEN 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 W.H.HAYNES, 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 THIRD NATIONAL BANK IN NASHVILLE A NATIONAL BANKING CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE ~~and~~ SEAL ATTACHED AND GLENN H.ANDERSEN AND WIFE MARY C.ANDERSEN HAVE HEREUNTO, ~~hereunto set our hands~~ SET THEIR HANDS AT NASHVILLE, TENNESSEE, THIS THE 19TH DAY OF MAY 1941.

~~at , Tennessee, this the day of , 19~~

ATTEST:
W.J. DIEHL
CASHIER,

(SEAL) THIRD NATIONAL BANK IN NASHVILLE
F.M. FARRIS, President
GLENN H.ANDERSEN
MARY C. ANDERSEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.EUGENE MYERS, , a Notary Public in and for said County and State, the within named GLENN H. ANDERSEN AND WIFEMARY C. ANDERSEN

the bargainorS, 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 19TH day of MAY 19 41.

My commission expires JAN.30, 1943.

(Seal) R. EUGENE MYERS,
Notary Public.

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

BEFORE ME R. EUGENE MYERS, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED F.M. FARRIS, AND W.J. DIEHL WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS, ACKNOWLEDGED THEMSELVES TO BE RESPECTIVELY THE PRESIDENT AND CASHIER OF THE THIRD NATIONAL BANK IN NASHVILLE, THE WITHIN NAMED BARGAINOR, A NATIONAL BANKING CORPORATION; AND THAT THEY AS SUCH PRESIDENT AND CASHIER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY THE SAID F.M.FARRIS, SUBSCRIBING THERETO THE NAME OF THE CORPORATION BY HIMSELF AS SUCH PRESIDENT AND BY THE SAID W.J.DIEHL ATTESTING THE SAME AND AFFIXING THEREON THE CORPORATE SEAL.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE TENNESSEE THIS THE 19TH DAY OF MAY 1941.

(SEAL)
R. EUGENE MYERS,
NOTARY PUBLIC

MY COMMISSION EXPIRES JAN. 10, 1943.
U.S.R.S. $.55¢
RECEIVED MAY 19TH, 1941 AT 3;06 P.M.

NUMBER 59806 RECORDED MAY 20TH, 1941

V. J.A.E.

CITIZENS SAVINGS BANK & TRUST CO.,
TO
CLARENCE BASS AND WIFE MABEL BASS

INSTALLMENT DEED

Book No. 1191

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED ($900.00) DOLLARS

of which SEVENTY FIVE ($75.00) DOLLARS has been paid in cash by

CLARENCE BASS AND WIFE MABEL BASS, , the receipt of which is hereby acknowledged, and for the remainder

EIGHT HUNDRED AND TWENTY FIVE ($825.00) DOLLARS

the said CLARENCE BASS AND WIFE MABEL BASS, HA-- THIS DAY EXECUTED THEIR SIXTY NINE (69) JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, SIXTY EIGHT OF WHICH ARE FOR THE SUM OF $12.00 EACH AND THE SIXTY NINETH, NOTE FOR $9.00

THE FIRST OF SAID NOTES FALLS DUE AND BECOME S PAYABLE ON THE FIRST DAY OF JUNE 1941, AND THE OTHERS MONTHLY THEREAFTER UNTIL ALL HAVE BEEN PAID.

I declare that I am the true and lawful holder of the 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 24 day of Sept 1941

Attest: J.P. Wilson DEPUTY REGISTER

Citizens Savings Bank & Tr. Co.,
By A.G. Price cashier

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 THE CITIZENS SAVINGS BANK & TRUST COMPANY, BY HENRY A BOYD, PRESIDENT AND A. G. PRICE CASHIER,

have this day bargained and sold, and do hereby transfer and convey, unto the said CLARENCE BASS AND WIFE MABEL BASS

THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.19 IN BUCHI'S SUBDIVISION OF LOT 20 IN MCNAIRY'S SUBDIVISION AS OF RECORD IN BOOK 16, PAGE 614, OF THE R.O.D.C. TENNESSEE.

SAID LOT 19 FRONTS 50 FEET ON THE WESTERLY SIDE OF FOSTER STREET AND EXTENDS BACK WESTERLY BETWEEN PARALLEL LINES 153-1/8 FEET, MORE OR LESS TO AN ALLEY BEING THE SAME PROPERTY CONVEYED TO WESLEY PITT AND WIFE ANNA PITT BY DEED FROM THE BRANSFORD REALTY COMPANY RECORDED IN BOOK 422, PAGE 279, OF THE R.O.D.C. TENNESSEE.
BEIN ALSO THE SAME TRACT OR PARCEL OF LAND HERETOFORE CONVEYED TO EMMA SIMMONS BY DEED OF WESLEY PITT AND WIFE ANNA PITT, DATED FEBRUARY 20, 1926, AND RECORDED IN BOOK 578, PAGE 398, OF THE . R.O.D.C. TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CLARENCE BASS AND WIFE MABEL BASS 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 OUR AND ASSIGNS, ~~heirs and representatives,~~ to warrant and forever defend the title to said real estate to said CLARENCE BASS AND WIFE MABEL BASS, 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 CLARENCE BASS AND WIFE MABEL BASS

do hereby transfer and convey unto A.G.PRICE, 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.