--- , 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 KIRBY TEAGUE AND WIFE HANNAH TEAGUE , 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 KIRBY TEAGUE AND WIFE HANNAH TEAGUE, 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 BOWLING W. FITZGERALD, 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 KIRBY TEAGUE AND WIFE HANNAH TEAGUE, AND ANNE RUTH EWING (FORMERLY ANN PRICE) AND HUSBAND SCOTT EWING AND JAMES K. FITZGERALD, AND WIFE MINNIE FITZGERALD, -and- , hereunto set our hands at -- , Tennessee, this the 2 day of JUNE , 19 41 .

JAMES K.FITZGERALD,
SCOTT EWING
MINNIE FITZGERALD
ANN RUTH EWING
KIRBY TEAGUE
HANNAH TEAGUE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARTHA L. BARTH, a Notary Public in and for said County and State, the within named JAMES K. FITZGERALD, SCOTT EWING, MINNIE FITZGERALD, ANN RUTH EWING KIRBY TEAGUE AND HANNAH TEAGUE 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 2ND day of JUNE 19 41 .

My commission expires JULY 8, 1943.
U.S.R.S. $.55¢ (Seal) MARTHA L.BARTH
RECEIVED JUNE 9TH, 1941 AT 3;47 P.M. Notary Public.

STANDARD LIFE INSURANCE COMPANY OF THE SOUTH OF JACKSON MISSISSIPPI.
TO
NUMBER 61094 RECORDED JUNE 11TH, 1941 MARIE E. FLOSSIE LUCILLE AND FRANCES COOPER PAYNE

INSTALLMENT DEED

Book No. 1191

FOR AND IN CONSIDERATION of the sum of SIXTY TWO HUNDRED FIFITY ($6250.00) DOLLARS of which THREE THOUSAND ($3,000.00) DOLLARS has been paid in cash by MARIE E.FLOOSIE,LUCILLE AND FRANCES COOPER PAYNE the receipt of which is hereby acknowledged, and for the remainder OF THIRTY TWO HUNDRED FIFTY ($3250.00) DOLLARS the said MARIE E.FLOSSIE , LUCILLE AND FRANCE COOPER PYANE HAVE EXECUTED THEIR JOINT PROMISSORY NOTE DATED JUNE 2, 1941, BEARING INTEREST AT THE RATE OF FIVE PER CENT PER ANNUM FROM DATE, AND PAYABLE IN ONE HUNDRED AND TWENTY MONTHLY INSTALLMENTS OF THIRTY FOUR DOLLARS, AND FORTY - EIGHT CENTS ($34.48) EACH WITH THE PRIVILEGE TO REDUCE THE PRINCIPAL IN ANY MULTIPLE OF ONE HUNDRED DOLLARS ($100.00) ON ANY GIVEN MONTHLY PAYMENT DATE.

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R.O.D.C. TENN.

~~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 STANDARD LIFE INSURANCE COMPANY OF THE SOUTH, A CORPORATION WITH ITS PRINCIPAL PLACE OF BUSINESS IN JACKSON MISSISSIPPI HAS have this day bargained and sold, and do hereby transfer and convey, unto the said Marie E. FLOSSIE, LUCILLE AND FRANCE COOPER PAYNE, AND UPON THE DEATH OF ONE OR MORE ~~heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:~~
TO THE SURVIVOR OR SURVIVORS THE LAST SURVIVOR TO HAVE A FEE SIMPLE ESTATE, CERTAIN REAL ESTATE IN DAVIDSON COUNTY,TENNESSEE, AS FOLLOWS:
LOT NO.13 ON THE REVISED AND CORRECTED PLAN OF LOTS NOS.1 TO 13 INCLUSIVE IN PARK VIEW SUBDIVISION, AS OF RECORD IN BOOK NO.843, PAGE 19, REGISTER S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS;
BEGINNING AT AN RION PIN IN THE WESTERLY MARGIN OF PARK VIEW CIRCLE AT THE NORTHEAST CORNER OF LOT NO.12; THENCE NORTHWARDLY 135 FEET 7 INCHES TO AN IRON PIN IN THE WESTERLY MARGIN OF SAME; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF LOTS NOS.1 AND 2, 90 FEET 2 INCHEST TO A STAKE AT THE CORNER OF LOT NO.3; THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF LOTS 3 AND 4, 140 FEET TO A STAKE AT THE CORNER OF LOT NO.5; THENCE SOUTHWARDLY PASSING THE SOUTHEAST CORNER OF LOT NO.5, AT 21 FEET 2 INCHES , IN ALL 24 FEET 8 INCHES TO A STAKE IN THE EAST LINE OF LOT NO.6; THENCE EASTWARDLY 172 FEET 7 INCHES TO THE BEGINNING;
AND A PORTION OF LOT NO.12, IN SAID REVISED AND CORRECTED PLAN DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF LOT NO.12 ON SAID PLAN IN THE WESTERLY MARGIN OF PARKVIEW CIRCLE, THENCE SOUTHWARDLY 10 FEET TO A POINT ON SAME; THENCE NORTHWESTWARDLY 171 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT NO.12; THENCE EASTWARDLY ALONG THE LINE BETWEEN LOTS NOS.12 AND 13 ON SAID PLAN, 172 FEET 7 INCHES TO THE B
BEGINNING AND BEING THE SAME PROPERTY CONVEYED TO STANDARD LIFE INSURANCE COMPANY BY DEEDS FROM JOHN J.HOOKER TRUSTEE AND ELSIE S.WINN, ET VIR, OF RECORD IN BOOK 1090 PAGE 69, AND BOOK 1058 PAGE 382, RESPECTIVELY R.O.D.C.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MARIE E. FLOOSIE, LUCILLE AND FRANCES COOPER PAYNE THEIR, heirs and assigns, forever, GRANTOR covenants that IT IS lawfully seized and possessed of said real estate in fee simple, ~~HAS~~ good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds ITSELF ITS, SUCCESSORS, AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said MARIE E. FLOOSIE , LUCILLE AND FRANCES COOPER PAYNE 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 THEM in hand paid --- , the said MARIE E. FLOSSIE LUCILLE AND FRANCES COOPER PAYNE do hereby transfer and convey unto JOHN J.HOOKER, , 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.