WE , the said N. M. PATTON AND WIFE, ETHLEEN U. PATTON , 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 $ 25,000.00 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 N. M. PATTON AND WIFE, ETHLEEN U. PATTON , 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.

AND THE SAME REMAINS UNPAID FOR 90 DAYS

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 N. M. PATTON AND WIFE, ETHLEEN U. PATTON 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 JOHN J. HOOKER 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 STANDARD LIFE INSURANCE COMPANY OF THE SOUTH OF JACKSON MISS.

and N. M. PATTON AND WIFE ETHLEEN U. PATTON , hereunto set our hands

at JACKSON MISS DECHERD , Tennessee, this the 2ND day of JUNE ,19 41 .

(SEAL) STANDARD LIFE INSURANCE COMPANY OF THE SOUTH
BY; L/ K/ ARRINGTON, EXECUTIVE VICE PRESIDENT
RALPH W. HICKS, SECRETARY
N. M. PATTON, SR
ETHLEEN U. PATTON

STATE OF TENNESSEE, ~~DAVIDSON~~ FRANKLIN COUNTY.

Personally appeared before me, GEORGE NEAL BASS , a Notary Public in and for said County and State, the within named N. M. PATTON AND WIFE, ETHLEEN U. PATTON

the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X , 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
X
been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.
X DECHERD

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 18TH day of JUNE 19 41 .

My commission expires APRIL 4. 1942

(Seal) GEORGE NEAL BASS
Notary Public.

STATE OF MISSISSIPPI
COUNTY OF HINDS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPRARED L. K. ARRINGTON AND RALPH W. HICKS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO. UPON OATH, ACKNOWLEDGED THEMSELVES TO BE EXECUTIVE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE STANDARD LIFE INSURANCE COMPANY OF THE SOUTH, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH EXECUTIVE VICE PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY L. K. ARRINGTON AS EXECUTIVE VICE PRESIDENT AND AFFIXING THE CORPORATE SEAL THERETO AND ATTESTING THE SAME BY RALPH W. HICKS AS SECRETARY.

WITNESS MY HAND AND SEAL AT OFFICE IN JACKSON, HINDS COUNTY, MISSISSIPPI, THIS 4TH DAY OF JUNE 1941.

(SEAL) B. LLOYD RAINEY, NOTARY PUBLIC

COM. EXPIRES 8-6-44
U.S.R.S. $33.00
REC'D JUN 20, 1941 AT 2;15 P.M.

INSTALLMENT DEED

Book No. 1191

FOR AND IN CONSIDERATION of the sum of SIXTEEN HUNDRED AND SEVENTY-FIVE ($1675.00) ---- DOLLARS

of which SIXTY-TWO & 50/100 ($62.50) --- DOLLARS has been paid in cash by ROBERT JOHNSON AND WIFE, THYCKLA JOHNSON, , the receipt of which is hereby acknowledged, and for the remainder SIXTEEN HUNDRED AND TWELVE & 50/100 ($1612.50) DOLLARS the said ROBERT AND THYCKLA JOHNSON,

HAVE EXECUTED AND DELIVERED THEIR ONE HUNDRED AND FIFTY ~~ten~~ (115) PROMISSORY NOTES OF EVEN DATE WITH THIS INSTRUMENT, NUMBERED 1 TO 115, BOTH INCLUSIVE AND PAYABLE MONTHLY TO THE ORDER OF L.R. CAMPBELL, BEGINNING ON THE 25TH DAY OF SEPTEMBER, 1940, AND CONTINUING ON THE 25TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL ARE PAID. SAID NOTES ARE FOR FOURTEEN DOLLARS ($14.00) EACH IN PRINCIPAL, BUT INTEREST AT THE RATE OF SIX PER CENT (6%) PER ANNUM, PAYABLE MONTHLY, HAS BEEN AVERAGED AND ADDED INTO THE FACE OF EACH NOTE SO THAT ALL OF SAID NOTES ARE FOR EIGHTEEN DOLLARS AND SEVEN CENTS ($18.07) PRINCIPAL AND INTEREST, WITH THE EXCEPTION OF THE LAST, OR 115TH NOTE, WHICH IS FOR TWENTY DOLLARS AND FIFTY-SEVEN CENTS ($20.57), .

MATURITY
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, L.R. CAMPBELL, AN UNMARRIED MAN,
have this day bargained and sold, and do hereby transfer and convey, unto the said ROBERT JOHNSON AND WIFE, THYCKLA JOHNSON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LOT NO. 96 OF BLOCK 8, ON THE MAP OF THE HEFFERNAN SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 96 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ALAMEDA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY HERETOFORE CONVEYED TO LEONARD HUDSON BY DEED FROM L.R.CAMPBELL, ET AL, OF RECORD IN BOOK 1041, PAGE 346, R.O.D.C., TENNESSEE, AND THE SAME PROPERTY HERETOFORE CONVEYED TO L.R.CAMPBELL BY DEED FROM ROBERT LUSK, TRUSTEE, OF RECORD IN BOOK __, PAGE ___, R.O.D.C., TENN.

TAXES FOR 1940 WILL BE PRO-RATED AS OF DATE OF THIS DEED.

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 26 day of July 1948

Attest: J. P. Wilson DEPUTY REGISTER J. Robert Lusk

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT JOHNSON AND WIFE, THYCKLA JOHNSON, THEIR heirs and assigns, forever, 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. ,EXCEPT BY 1940 TAXES WHICH WILL BE PRO-RATED AS OF DATE OF THIS DEED. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT JOHNSON AND WIFE, THYCKLA JOHNSON, 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 ROBERT JOHNSON AND WIFE, THYCKLA JOHNSON, do hereby transfer and convey unto ROBERT LUSK , 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.