WE , the said C. C. GIBSON AND WIFE, CORINNE GIBSON , 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 $ 2000.00 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 C. C. GIBSON AND WIFE, CORINNE GIBSON , 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 60 DAYS AFTER 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 C. C. GIBSON AND WIFE, CORINNE GIBSON 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 WILEY C. WILSON, SR 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 JOHN F. ANGLEA ( A WIDOWER)

and C. C. GIBSON AND WIFE, CORINNE GIBSON , hereunto set our hands

at NASHVILLE , Tennessee, this the 19TH day of JUNE , 19 41.

JOHN F. ANGLEA
C. C. GIBSON
CORINNE GIBSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. L. BLAND , a Notary Public in and for said County and State, the within named JOHN F. ANGLEA, AND C. C. GIBSON AND WIFE, CORINNE GIBSON

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

having appeared before me privately and apart from husband , the said X , 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 JUNE 19 41.

My commission expires APR. 8, 1945

U.S.R.S. $2.20

(Seal) J. L. BLAND
Notary Public.

REC'D JUN 23, 1941 AT 10;25 A.M.



# INSTALLMENT DEED

**Book No. 1191**

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE HUNDRED ONE AND NO/100 ($3501.00) DOLLARS of which ONE AND NO/100 ($1.00) - - - - - - - - - DOLLARS has been paid in cash by EDWARD F. DUNN AND WIFE, AGNES B. DUNN, TO H. C. MATTHEWS AND WIFE, MINNIE MATTHEWS , the receipt of which is hereby acknowledged, and for the remainder THIRTY FIVE HUNDRED AND NO/100 ($3500.00) - - - - - - - - - - - - - DOLLARS the said EDWARD F. DUNN AND WIFE, AGNES B. DUNN HAVE EXECUTED AND DELIVERED THEIR ONE HUNDRED SEVENTY FIVE NOTES, ALL DATED JUNE 23RD, 1941, PAYABLE TO THE ORDER OF LEON GILBERT, EACH IN THE SUM OF TWENTY AND NO/100 ($20.00) DOLLARS, AND DUE RESPECTIVELY ON THE TWENTY THIRD DAY OF THE ONE HUNDRED SEVENTY FIVE CONSECUTIVE MONTHS IMMEDIATELY FOLLOWING THEIR DATE, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT UPON FAILURE TO PAY ANY ONE NOTE AT MATURITY, ALL NOTES IMMEDIATELY BECOME DUE AND PAYABLE, WITHOUT NOTICE, AT THE OPTION OF THE HOLDER OF THE NOTES, AND THE LIEN MAY BE ENFORCED FOR THE ENTIRE DEBT, BUT FAILURE OF THE HOLDER OF THE NOTES TO SO ACT IN REGARD TO ANY ONE OR MORE OF SUCH NON-AYMENTS SHALL NOT PRECLUDE THE HOLDER FROM SO ACTING IN REGARD TO NON-PAYMENTS WHICH MIGHT OCCUR LATER,

I declare that I am the true and lawful holder of the one hundred seventy five Note mentioned in the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 12th day of March 1951

Attest: J. L. Wilson
DEPUTY REGISTER

Leon Gilbert

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

WE, THE SAID H. C. MATTHEWS AND WIFE, MINNIE MATTHEWS, BOTH OF WHOM ARE MORE THAN TWENTY have this day bargained and sold, and do hereby transfer and convey, unto the said ONE YEARS OF AGE, EDWARD F. DUNN AND WIFE, AGNES B. DUNN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LANDIN THE 12TH, FORMERLY THE 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONTAINING 76 ACRES, MORE OR LESS, AND BEING THE WESTERN HALF OF A FARM DEEDED BY H JACKSON AND WIFE, TO GEO E. JACKSON, OCTOBER 11, 1899, BY DEED OF RECORD IN BOOK 240, PAGE 296, R.O.D.C. TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A FULL DESCRIPTION; THE OTHER PART OF SAID FARM HAVING BEEN DEEDED BY GEO,E. JACKSON AND WIFE TO CUE HAMILTON AND WIFE, JANUARY 23, 1904 AND JUNE 6TH 1906 BY DEED OF RECORD IN SAID REGISTER'S OFFICE, BOOK 291, PAGE 238, AND BOOK 347, PAGE 66, TO WHICH REFERENCE IS HERE MADE.

THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY MADE FOR LEON GILBERT, BY JOHN WILKES, CIVIL ENGINEER, ON JUNE 11, 1941; BEGINNING AT THE N. W. CORNER OF THIS TRACT AT AN IRON PIN AND OLD STONE, SAME BEING SOUTH 10 POLES OR 165 FEET FROM DAVE GIFFORD'S N. E. CORNER, AND RUNNING FROM SAID BEGINNING POINT WITH THE LINE OF A TRACT ONCE OWNED BY JOHN Q. OWSLEY AND WITH A FENCE NORTH 86 DEGREES, 30 MINUTES EAST 1,988 FEET TO AN IRON PIN AT A CORNER POST OF FENCE THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE WITH THE LINE OF TRACT OWNED BY CUE HAMILTON, BEING THE EAST HALF OF THE ORIGINAL TRACT, AND WITH A FENCE SOUTH 2 DEGREES, 10 MINUTES EAST PASSING CUE HAMILTON'S HOUSE AT 950 FEET AND PASSING 25 FEET WEST OF SAID HOUSE, IN ALL 1672 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE LINE OF A TRACT OWNED BY JAMES R. ALLEN (SEE DEED RECORDED IN BOOK 986, PAGE 91, R.O.D.C. TENN) NORTH 88 DEGREES, 30 MINUTES WEST CROSSING A HOLLOW AND FROM THERE ON RUNNING WITH FENCE IN ALL 2,018 FEET TO AN IRON PIN ON THE WEST EDGE OF THE OLD COUNTY ROAD AND IN THE EAST BOUNDARY OF A 4 ACRE TRACT OWNED BY H. C. MATTHEWS BEING SOUTHWEST CORNER OF THIS TRACT OF LAND AND A SHORT DISTANCE WEST OF NEW HIGHWAY; THENCE WITH THE EAST BOUNDARY OF DAVE GIFFORD'S TRACT OF 127 ACRES BOUGHT FROM WILHOITE BY DEED RECORDED IN BOOK 831, PAGE 379, R.O.D.C. TENN. RUNNING WITH HIS FENCE NORTH 1 DEGREE WEST 1,498 FEET TO THE POINT OF BEGINNING AND CONTAINING 76 ACRES. FROM THIS TRACT THERE IS EXCLUDED AND NOT CONVEYED, A STRIP OF LAND ABOUT 20 FEET WIDE AND APPROXIMATELY 250 FEET LONG, LYING ON THE WEST SIDE OF AND ADJACENT TO THE NEW HIGHWAY, WHICH IS EXCHANGED FOR A TRIANGULER TRACT OF ABOUT 5000 FEET ADJOINING THE PROPERTY HEREIN CONVEYED, AND BEING ABOUT 100 FEET ALONG ITS EAST LINE AND 100 FEET ALONG ITS NORTH LINE AND WHICH IS ADJACENT TO THE NEW HIGHWAY, AND THIS TRIANGULAR PLOT IS HEREBY CONVEYED TO EDWARD F. DUNN AND WIFE, AGNES B. DUNN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said EDWARD F. DUNN AND WIFE, AGNES V. DUNN, 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 1941 TAXES ASSUMED BY PURCHASER.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said EDWARD F. DUNN AND WIFE, AGNES B. DUNN, 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 EDWARD F. DUNNAND WIFE, AGNES B. DUNN BOTH OF WHOM ARE MORE THAN TWENTY ONE YEARS OF AGE do hereby transfer and convey unto ELKIN GARFINKLE , 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.