I , the said S.H. SIMPSON, TRUSTEE , 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 $ 750. FIRE AND $750.TORNADO 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.

I 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 I 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 IU , the said S.H.SIMPSON ,TRUSTEE , 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 I 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, I 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.

I 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. I 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 representatives or assigns. S.H.SIMPSON,TRUSTEE

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 D .P.WRENNE, JR 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 S.B. HARRISON, TRUSTEE

and S.H.SIMPSON, TRUSTEE , hereunto set our hands

at NASHVILLE , Tennessee, this the 20TH day of JUNE , 19 41.

S.H. SIMPSON,TRUSTEE

S.B. HARRISON,TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T.W. WRENNE , a Notary Public in and for said County and State, the within named S.D.HARRISON,TRUSTEE AND S.H. SIMPSON,TRUSTEE

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 26 day of JUNE 19 41.

My commission expires OCT 5 1943 (Seal) T.W. WRENNE

Notary Public.

U.S.R.S.' $1.10

REC'D JUNE 27,1941 AT 12:15 P.M.

INSTALLMENT DEED

Book No. 1191

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FIVE HUNDRED ($4,500.00) DOLLARS

of which EIGHT HUNDRED TWENTY SEVEN AND 61/100 ($827.61) DOLLARS has been paid in cash by A PART OF BUFORD H.BILES & WIFE HAZEL BILES , the receipt of which is hereby acknowledged, and for the remainder THE SAID BUFORD H.BILES AND WIFE HAZEL BILES HAVE ASSUMED AND ~~DOLLARS~~ ~~the said~~ AGREED TO PAY THE BALANCE OF A LOAN OF TWO THOUSAND SEVEN HUNDRED TWENTY FIVE DOLLARS AND SIXTY SEVEN CENTS ($2,725.67), THE SAID LOAN HAS AN ESCROW CREDIT OF ONE HUNDRED FIFTY THREE DOLLARS AND TWENTY EIGHT CENTS ($153.28) MAKING THE NET BALANCE OF SAID LOAN TO BE TWO THOUSAND FIVE HUNDRED SEVENTY TWO DOLLARS AND THIRTY NINE CENTS ($2,572.39). SAID LOAN IS SECURED BY TRUST DEED TO LEWIS R. LINX TRUSTEE OF RECORD IN BOOK 977 PAGE 109 R.O.D.C., TENNESSEE. FOR THE PAYMENT OF ELEVEN HUNDRED DOLLARS ($1100.00), THE SAID BUFORD H.BILES AND WIFE HAZEL BILES HAVE EXECUTED THEIR THREE PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH. THE FIRST TWO OF SAID NOTES ARE FOR THE PRINCIPAL SUM OF THREE HUNDRED SIXTY SIX DOLLARS AND SIXTY SEVEN CENTS, ($366.67) EACH, WHILE THE LAST ONE IS FOR THREE HUNDRED SIXTY SIX DOLLARS AND SIXTY SIX CENTS ($366.66), SAID NOTES ARE DUE SEPTEMBER 1942, 3.~~6~~ 5 % AND ARE PAYABLE TO THE ORDER OF DOROTHY N.STONE.

all of said notes bearing ~~6~~ 5 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,DOROTHY N.STONE, A WIDOW

have this day bargained and sold, and do hereby transfer and convey, unto the said BUFORD H.BILES & WIFE HAZEL BILES,THE IR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT NO.2 ON THE PLAN OF A SUBDIVISION OF LOTS NOS.5 AND 6 OF THE EAST NASHVILLE GOLF AND COUNTRY CLUB SUBDIVISION OF RECORD IN BOOK 547 PAGE 80 OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF JAKES AVENUE 100 FEET NORTHERWESTERLY FROM THE INTERSECTION OF JAKES AVENUE AND GOLF CLUB ROAD, SAID POINT BEING THE CORNER OF LOTS NOS.2 AND 1 ON SAID PLAN;RUNNING THENCE WITH THE MARGIN OF JAKES AVENUE NORTHWESTERLY 100 FEET TO THE CORNER OF LOTS NOS.2 AND 3 ON SAID PLAN;THENCE NORTHEASTERLY 273.4 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A ROW OF THREES, WHICH POINT IS 5 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT NO.2 WHERE IT CROSSES SAID ROW OF TREES;THENCE WITH THE CENTER OF SAID ROW OF TREES SOUTHEASTERLY 95 FEET TO THE NORTHWESTERLY LINE OF LOT NO.1 ON SAID PLAN;THENCE WITH SAID LINE OF LOT NO.1,SOUTHWESTERLY 278.7 FEET, MORE OR LESS,TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY N.STONE BY DEED FROM JOSEPH R.WEST ,CLERK AND MASTER, OF RECORD IN BOOK 986 PAGE 482, SAID REGISTER'S OFFICE.

PURCHASER ASSUMED 1941 TAXES.

I certify that I am the true and lawful holder of the within note and that it is genuine and correct in every respect. June 27 1941 Dorothy N. Stone

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BUFORD H.BILES AND WIFE, HAZEL BILES heirs and assigns, forever, I covenant that IAM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said BUFORD H.BILES AND WIFE, HAZEL BILES,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 BUFORD H.BILES AND WIFE, HAZEL BILES do hereby transfer and convey unto DODSON BATSON , 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.