WE , the said W. R. HARRISON , 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 W. R. HARRISON AND WIFE, MARIEHARRISON , 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 W. R. HARRISON AND WIFE, MARIE HARRISON representatives or assigns. THE FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, BEING THE LAWFUL OWNER AND HOLDER OF THE INDEBTEDNESS DESCRIBED AND REFERRED TO IN THE DEED OF TRUST TO LOUIS R. LINX, TRUSTEE, OF RECORD IN BOOK 1016, PAGE 260, R.O.D.C. TENNESSEE, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELEASING THE LIEN OF SAID TRUST DEED UPON THE PROPERTY HEREIN DESCRIBED AND CONVEYED BUT IT JOINS IN FOR NO OTHER PURPOSE

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 J. G. STEPHENSON 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 MRS. JACK ANDERSON, W. R. HARRISON AND WIFE, MARIE HARRISON and FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE WHICH HAS CAUSED ITS NAME AND SEAL TO BE HEREUNTO AFFIXED BY ITS DULY AUTHORIZED OFFICERS HEREUNTO SET OUR HANDS ~~hereunto set our hands~~ at NASHVILLE , Tennessee, this the 10 day of JULY , 19 41 .

MRS. JACK ANDERSON
W. R. HARRISON
MARIE HARRISON
(Seal) FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
HARRY A. LUCK, PRESIDENT

ATTEST: LOUIS R. LINX, SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES , a Notary Public in and for said County and State, the within named MRS. JACK ANDERSON, AND W. R. HARRISON AND WIFE, MARIE HARRISON 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 been done by X 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 11TH day of JULY , 19 41.

My commission expires JULY 6TH, 1943 (Seal) JOE W. RIVES
Notary Public.

U.S.R.S. 55¢

(SEE ABOVE)

REC'D JUL 15, 1941 AT 3;15 P.M.

NUMBER 63110 RECORDED JULY 17,1941 ALLEN DOBSON ET UX TO NEAL O.PETTY ET UX

INSTALLMENT DEED

Book No. 1191

FOR AND IN CONSIDERATION of the sum of ($4450.00) FORTY FOUR HUNDRED, FIFTY AND 00/100 DOLLARS of which FIVE HUNDRED AND 00/100 ($500.00) DOLLARS has been paid in cash by NEAL O.PETTY AND WIFE ELIZABETH THONI PETTY the receipt of which is hereby acknowledged, and for the remainder THIRTY NINE HUNDRED, FIFTY AND 00/100 ($3950.00) DOLLARS the said NEAL O.PETTY AND WIFE, ELIZABETH THONI PETTY HAVE THIS DAY EXECUTED THE FOLLOWING JOINT PROMISSORY NOTES:

FIFTY-SEVEN (57) MONTHLY PAYMENT NOTES-FIFTY-SIX (56) NOTES IN THE SUM OF $34.25 EACH AND ONE NOTE FOR $24.25, DUE MONTHLY, FIRST ONE OF WHICH FALLS DUE AUGUST 11-1941, AND ONE ON THE 11TH DAY OF EACH MONTH THEREAFTER UNTIL ALL ARE PAID . NONE OF THE MONTHLY PAYMENT NOTES BEAR INTEREST ,EXCEPT FROM MATURITY, AS INTEREST AT THE RATE OF 6% PER ANNUM HAS BEEN AVERAGED AND ADDED IN THE FACE OF EACH OF THE MONTHLY PAYMENT NOTES,THE PRINCIPAL OF THE FIRST 56 NOTES BEING $30.00 EACH, INTEREST ON EACH NOTE $4.25 - PRINCIPAL OF NOTE NUMBER 57 BEING $20.00,INTEREST $4.25. ONE NOTE FOR TWENTY-TWO HUNDRED AND FIFTY AND 00/100 ($2250.00)DOLLARS, DUE FIVE YEARS FROM DATE OF THIS INSTRUMENT, BEARING 6% INTEREST FROM DATE, INTEREST PAYABLE MONTHLY. THIS $2250 NOTE IS FIRST OR PRIOR LIEN TO ALL THE OTHER NOTES. ALL OFABOVE NOTES PAYABLE TO THE ORDER OF ALLEN DOBSON.

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

WE, ALLEN DOBSON AND WIFE MARTHA BALLARD DOBSON have this day bargained and sold, and do hereby transfer and convey, unto the said NEAL O. PETTY AND WIFE ELIZABETH THONI PETTY,THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NUMBER 112 ON THE REVISED PLAN OF GEO.W.BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332 PAGE 117, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NUMBER 112 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 174.7 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO ALLEN DOBSON BY DEED FROMGENERAL SECURITIES COMPANY OF RECORD IN BOOK 1207 PAGE 66, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

TAXES FOR THE YEAR 1941 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said NEAL O/PETTY AND WIFE ELIZABETH THONI PETTY,THEIR heirs and assigns, forever, WE 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.

WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said NEAL O.PETTY AND WIFE ELIZABETH THONI PETTY 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 NEAL O.PETTY AND WIFE ELIZABETH THONI PETTY do hereby transfer and convey unto W.L. BAINBRIDGE, SR , 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.

STATE OF TENNESSEE, DAVIDSON COUNTY
I, or we, hereby swear or affirm that I am a true and lawful holder of the claim secured by the instrument within (or foregoing), and that I will not knowingly release the same in whole or in part without receiving the full amount due thereon and discharge of the lien to secure.
Sworn to and subscribed before me this 23 day of May 1945.
By Mattie Bainbridge Deputy
W. L. Bainbridge Register