WE , the said WILLIAM HALL PRESTON AND WIFE NANCY ROEBUCK PRESTON , 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 $ SATISFACTORY TO S.I.S. COMPANY AND WINDSTORM 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. COMPANY

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 WILLIAM HALL PRESTON AND WIFE NANCY ROEBUCK PRESTON , 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, W E 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 WILLIAM HALL PRESTON AND WIFE NANCY ROEBUCK PRESTON THEIR, representatives or assigns.

IT IS AGREED THAT IF SAID PROPERTY IS SOLD UNDER THIS INSTRUMENT WE OR ANY PERSON HOLDING UNDER US, SHALL AT ONCE BECOME AND BE THE TENANT OR TENANTS AT WILL OF THE PURCHASER HEREUNDER AND SHALL BE REMOVED BY WRIT OF UNLAWFUL DETAINER AT ANY TIME AFTER DEMAND FOR POSSESSION IS MADE

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 P.M.ESTES 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 LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE.

and WILLIAM HALL PRESTON AND WIFE NANCY ROEBUCK PRESTON , hereunto set our hands

at NASHVILLE , Tennessee, this the 9TH day of JULY , 19 41.

(SEAL)
LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE.
J.E. ACUFF,
VICE PRESIDENT

ATTEST
E.R. DERRYBERRY
SECRETARY.

WILLIAM HALL PRESTON
NANCY ROEBUCK PRESTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. ELIZABETH GENTRY , a Notary Public in and for said County and State, the within named WILLIAM HALL PRESTON AND WIFE NANCY ROEBUCK PRESTON

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 18TH day of AUGUST 19 41.

My commission expires JULY 8, 1941

(Seal) MRS. ELIZABETH GENTRY
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME MRS. ELIZABETH GENTRY A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED J.E. ACUFF, AND E.R. DERRYBERRY WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ON OATH ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND SECRETARY OF THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, INCORPORATED THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT THEY AS SUCH VICE PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME O F THE CORPORATION BY J.E. ACUFF, AS VICE PRESIDENT AND ATTESTING THE SAME BY E. R. DERRYBERRY AS SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE TENNESSEE, THE 28 DAY OF AUGUST 1941.

(SEAL)
MRS. ELIZABETH GENTRY,
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 8,1945
U.S.R.S $.55¢
RECEIVED AUGUST 28TH,1941 AT 3;20 P.M.

J.T. LOVELL AND WIFE
TO
STERLING WILLIAMS ET UX,

DATED AUGUST 28TH, 1941

SMITH, MARSHALL & BRADLEY CO. NASHVILLE

INSTALLMENT DEED

Book No. 1212

($2,685.00)

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND SIX HUNDRED EIGHTY FIVE & NO/100 / DOLLARS

of which THREE HUNDRED AND NO/100 ($300.00) DOLLARS has been paid in cash by

STERLING WILLIAMS AND WIFE ALMA STROUD WILLIAMS , the receipt of which is hereby acknowledged, and for the remainder

TWO THOUSAND THREE HUNDRED AND EIGHT-FIVE AND NO/100($2385.000) DOLLARS

the said STERLING WILLIAMS AND ALMA STROUD WILLIAMS HAVE ASSUMED AND AGREE TO PAY THE BLANCE OF A LOAN OF TWO THOUSAND SEVENTY & 26/100 ($2,070.26) DOLLAR WITH C.D. WALLING TRUSTEE, OF RECORD IN BOOK 1047, PAGE 9, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND FOR THE AMOUNT STILL REMAINING THREE HUNDRED FOURTEEN & 74/100 ($314.74) DOLLARS, THEY HAVE EXECUTED THEIR SIXTY THREE JOINT PROMISSORY NOTES OF EVEN DATE OF THIS DEED PAYABLE TO THE ORDER OF J.T. LOVELL, THE FIRST ONE OF THE SERIES IS FOR FOUR & 74/100 ($4.74) DOLLAR AND THE OTHERS OF FIVE AND NO/100 ($5.00) EACH. THE FIRST NOTE OF THIS SERIES IS DUE AND PAYABLE OCTOBER 1ST, 1941, AND ONE OTHER ON THE SAME DAY OF EACH MONTH THEREAFTER UNTIL ALL ARE PAID.

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, J.T. LOVELL AND WIFE RUBY I. LOVELL,

have this day bargained and sold, and do hereby transfer and convey, unto the said STERLING WILLIAMS AND ALMA STROUD WILLIAMS

THEIR, heirs and assigns, certain realestate in Davidson County. Tennessee, as follows:

AND BEING LOT NO.17 OF BLOCK "B" ON THE MAP OF A SUB-DIVISION OF BELLE FORST NO.2, AS OF RECORD IN BOOK 843, PAGE 94, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOT NO.17 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTERFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 132 FEET TO A DEAD LINE AND BEING THE SAME PROPERTY CONVEYED TO J.T. LOVELL AND WIFE RUBY I.LOVELL, BY DEED FROM JOHN B. PENDLETON AND WIFE OF RECORD IN BOOK 1198, PAGE 267, SAID REGISTER'S OFFICE.

I declare that I am the true and lawful holder of the claim secured by the lien hereof and that the same is just and honest within purview, and hereby acknowledge the discharge of the lien hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said STERLING WILLIAMS AND ALMA STROUD WILLIAMS heirs and assigns, forever, WE covenant that WE ARE lawfully seised and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT AS HEREIN SET OUT. WE further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said STERLING WILLIAMS AND ALMA STROUD, WILLIAMS 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 STERLING WILLIAMS AND ALMA STROUD WILLIAMS do hereby transfer and convey unto W.O.CRANOR, , 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.