FORRESTER

WE , the said J.L.B. FORRESTER AND WIFE, JEANNETTE LAYTON , 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 $ 2650.00 FIRE & TORNADO EACH 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 J.L.B. FORRESTER AND WIFE, , 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 J.L.B. FORRESTER ET UX 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 L.A. NEWMAN 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 LOUISE GOODLOE

and J.L.B. FORRESTER ET UX, , hereunto set our hands

at NASHVILLE , Tennessee, this the 2ND day of SEPTEMBER , 19 41.

LOUISE GOODLOE
J.L.B. FORRESTER
JEANNETTE LAYTON FORRESTER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L.R. MORRISON , a Notary Public in and for said County and State, the within named J.L.B. FORRESTER AND WIFE, JEANNETTE LAYTON FORRESTER

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 10TH day of SEPTEMBER 19 41.

My commission expires OCT 9,1943

(Seal) L.R. MORRISON
Notary Public.

STATE OF TENNESSEE)
KNOX COUNTY) PERSONALLY APPEARED BEFORE ME MAISIE G. SCOTT A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LOUISE GOODLOE THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREON CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT KNOXVILLE, TENNESSEE THIS 8TH DAY OF SEPTEMBER 1941.

(SEAL) MAISIE G. SCOTT, NOTARY PUBLIC
COM.EXPIRES APRIL 14,1945

U.S.R.S. $3.30
REC'D SEPT 15,1941 AT 11:35 A.M.

INSTALLMENT DEED

Book No. 1212

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND NO/100 ($1000.00) - - - - - - - DOLLARS of which FIFTY AND NO/100 ($50.00) - - - - - - - - - - - - - - - DOLLARS has been paid in cash by T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL , the receipt of which is hereby acknowledged, and for the remainder OF NINE HUNDRED FIFTY AND NO/100 ($950.00) - - - - - - - - - - - - DOLLARS the said T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL HAVE EXECUTED THEIR SEVENTY SIX CERTAIN PROMISSORY LIEN NOTES, PAYABLE TO THE ORDER OF GOODLOE COCKRILL IN THE PRINCIPAL AMOUNT OF TWELVE AND 50/100 ($12.50) DOLLARS EACH, SAID NOTES BEARING INTEREST AT THERATE OF 6% PER ANNUM, THE INTEREST BEING COMPUTED AND ADDED INTO THE FACE OF EACH NOTE, MAKING THE FIRST NOTE IN THE AMOUNT OF SEVENTEEN AND 25/100 ($17.25) DOLLARS AND EACH SUCCEEDING NOTE DECREASING 6¼¢ UNTIL ALL OF SAID SEVENTY SIX PROMISSORY NOTES HAVE BEEN PAID AND THE LAST NOTE BEING IN THE AMOUNT OF TWELVE AND 57/100 ($12.57) DOLLARS. THE FIRST OF SAID NOTES BEING DUE OCTOBER 11, 1941 AND THE OTHERS DUE MONTHLY THEREAFTER, RESPECTIVELY, UNTIL ALL OF SAID PROMISSORY LIEN NOTES HAVE BEEN PAID AND ANY OR ALL OF THIS SERIES OF NOTES MAY BE TAKEN UP AT ANY TIME BEFORE MATURITY AT A DISCOUNT OF 6¼¢ PER MONTH FOR THE TIME UNEXPIRED, PROVIDED THEY BE TAKEN UP IN THE ORDER OF THEIR MATURITY,

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, GOODLOE COCKRILL AND WIFE, MAMIE H. COCKRILL,

have this day bargained and sold, and do hereby transfer and convey, unto the said T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL, THEIR heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 5 OF BLOCK "A" ON THE PLAN OF EASTVIEW SUBDIVISION OF THE SHWAB PROPERTY AS OF RECORD IN BOOK 547, PAGE 64 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 5 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EASTMORELAND AVENUE, NOW FERN ST, AND RUNS BACK BETWEEN PARALLEL LINES 135 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GOODLOE COCKRILL BY DEED FROM RUFUS GANN, TRUSTEE, OF RECORD IN BOOK 935, PAGE 419 SAID REGISTER'S OFFICE.

TAXES ARE TO BE PRO RATED FOR THE YEAR 1940 AND ASSUMED BY THE PURCHASERS, AND THE RENT IS ALSO TO BE PRO RATED AS OF THE DATE OF DEED.

SAID PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN DEED OF RECORD IN BOOK 672, PAGE 64 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 9 day of Jan 1948

Attest: C. McSpadden DEPUTY REGISTER

NASHVILLE TRUST CO.
By [illegible] Asst. Vice-Pres.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever, T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL, THEIR 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.

WE further covenant and bind OURSELVES, HOUR heirs and representatives, to warrant and forever defend the title to said real estate to said T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL, 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 T. G. PASCHAL AND WIFE, ELVA MATTHEWS PASCHAL do hereby transfer and convey unto ALBERT H. THOMAS , 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.