WE , the said A.A.BUTLER AND WIFE, THELMA MAE BUTLER , 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 $ 500.00 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 A.A. BUTLER AND WIFE, THELMA MAE BUTLER , 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, 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 A.A. BUTLER AND WIFE, THELMA MAE BUTLER 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 C.R. DOYLE 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 J. ~~MARSHALL~~ Marshall CHARLTON AND WIFE, LERA CHARLTON and A.A. BUTLER AND WIFE, THELMA MAE BUTLER , hereunto set our hands at NASHVILLE , Tennessee, this the 4 day of OCTOBER 1941.

J. MARSHALL CHARLTON
LERA CHARLTON
A.A. BUTLER
THELMA MAI BUTLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANDREW J.DOYLE , a Notary Public in and for said County and State, the within named J.MARSHALL CHARLTON AND WIFE, LERA CHARLTON AND A.A. BURLER AND WIFE THELMA MAE BUTLER 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 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 4 day of OCTOBER 1941.

My commission expires JULY 23RD 1944 (Seal) ANDREW J.DOYLE
U.S.R.S. $1.65 Notary Public.

REC'D OCT 9,1941 AT 11:00 A.M.

C. M.

INSTALLMENT DEED

Book No. 1212

FOR AND IN CONSIDERATION of the sum of ($2,875.00) TWO THOUSAND, EIGHT HUNDRED SEVENTY/ DOLLARS of which TWO HUNDRED EIGHTY SEVEN AND 50/100 ($287.50) - - - - - - DOLLARS has been paid in cash by SADYE BROWN BUBIS , the receipt of which is hereby acknowledged, and for the remainder ($2,587.50) TWO THOUSAND, FIVE HUNDRED EIGHTY SEVEN AND 50/100 - - - - - DOLLARS the said SADYE BROWN BUBIS AND HUSBAND, ISAREL BUBIS HAVE EXECUTED THEIR ONE NOTE, BEARING EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF H. G. HILL REALTY COMPANY, IN THE AMOUNT OF TWO THOUSAND FIVE HUNDRED EIGHTY SEVEN AND 50/100 ($2.587.50) DOLLARS, PAYABLE IN 120 MONTHLY INSTALLMENTS OF TWENTY SEVEN AND 46/100 ($27.46) DOLLARS EACH. EACH OF SAID 120 MONTHLY INSTALLMENTS INCLUDING PRINCIPAL AND INTEREST AT FIVE PERCENT. THE FIRST INSTALLMENT OF WHICH IS DUE ON OCTOBER 25TH 1941. AND THE OTHERS DUE MONTHLY THEREAFTER RESPECTIVELY.

SAID $2,587.50 NOTE OF 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 H. G. HILL REALTY COMPANY A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, TENNESSEE, HAS have this day bargained and sold, and do hereby transfer and convey, unto the said SADYE BROWN BUBIS, HER ES heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WESTERLY 40 FEET OF LOT NO. 41 ON THE PLAN OF JOHN R. HUDSON&S ADDITION AS OF RECORD IN BOOK 21, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 41 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF JO OHNSON AVENUE, FORMERLY LINE STREET, AND RUNS BACK, BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF EIGHTEENTH AVENUE, NORTH, FORMERLY BOSTIC STREET, 160 FEET TO AN ALLEY. BEING PART OF THE PROPERTY CONVEYED TO H. G. HILL REALTY COMPANY BY DEED FROM H. G. HILL COMPANY, OF RECORD IN BOOK 752, PAGE 528, SAID REGISTER'S OFFICE. TAXES FOR THE YEAR 1941 ON THE HEREIN DESCRIBED PROPERTY, PRO RATED AS OF EVEN DATE HEREWITH, BY AND BETWEEN THE GRANTOR AND GRANTEE, AND ASSUMED BY THE GRANTEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said SADYE BROWN BUBIS, HER heirs and assigns, forever, and H. G. HILL REALTY COMPANY A CORPORATION AS AFORESAID covenant that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT AS SET OUT HEREIN

H. G. HILL REALTY COMPANY A CORPORATION AS AFORESAID further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said real estate to said SADYE BROWN BUBIS, HER 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 SADYE BROWN BUBIS AND HUSBAND ISRAEL BUBIS 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.

Oct 11 1941 at 11:00 A.M. Received and duly recorded in Book 1212 Page 255 Register's Office for Davidson County, Tenn. DEPUTY REGISTER