WE , the said NORMAN BELL AND WIFE IVORY BELL AND WIFE , 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 $ 1000.00 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 NORMAN BELL AND WIFE, IVORY BELL , 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 NORMAN BELL AND WIFE IVORY BELL 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 RUFUS GANN 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 ELIZABETH A. GAITHER NORMAN BELL and WIFE, IVORY BELL , hereunto set our hands at NASHVILLE , Tennessee, this the 18TH day of OCT , 19 41.

ELIZABETH A. GAITHER
NORMAN BELL
IVORY D. BELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B. TUCKER , a Notary Public in and for said County and State, the within named ELIZABETH A. GAITHER, NORMAN BELL AND WIFE, IVORY BELL 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 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 18TH day of OCTOBER 19 41.

My commission expires OCT 3 1943 (Seal) C.B. TUCKER Notary Public.

U.S.R.S. $1.10

REC'D OCT 23,1941 AT 9:05 A.M.

C. M.

V. J.A.E.

INSTALLMENT DEED

Book No. 1212

FOR AND IN CONSIDERATION of the sum of SIXTEEN HUNDRED AND FIFTY ($1,650.00) - - - - - DOLLARS of which ONE HUNDRED AND TEN ($110.00) - - - - - - - - DOLLARS has been paid in cash by HARTWELL D. COX AND WIFE, MAUD COX, ---- , the receipt of which is hereby acknowledged, and for the remainder FIFTEEN HUNDRED AND FIFTY ($1,550.00) - - - - - - - - - - - DOLLARS the said HARTWELL D. COX AND WIFE, MAUD COX ASSUMES AND AGREES TO PAY AN INDEBTEDNESS OF $1,000.00 DUE JANUARY 21, 1944, AND SECURED BY DEED OF TRUST AS OF RECORD IN BOOK 1178, PAGE 83, R.O.D.C. TENN. AND SAID INDEBTEDNESS IS PAYABLE AT THE NASHVILLE TRUST CO. AND DRAWS INTEREST AT SIX PER CENT, AND FOR THE REMAINDER OF $540.00 HARTWELL D. COX AND WIFE, MAUD COX, HAVE EXECUTED THEIR 30 JOINT PROMISSORY NOTES PAYABLE TO THE ORDER OF HELEN DIXON ROBINSON AND ANNE DIXON GILLILAND, DATED OCTOBER 15, 1941.

SAID 30 NOTES ARE FOR THE PRINCIPAL SUM OF $18.00 EACH, NONE OF WHICH BEAR INTEREST UNTIL AFTER MATURITY, AS THE INTEREST HAS BEEN COMPUTED AND THE ACCUMULATED INTEREST ON ALL ADDED TO THE FACE OF EACH NOTE AS IT MATURES, MAKING THE FACE AMOUNT OF THE FIRST NOTE IN THE SUM OF $20.70, AND EACH SUCCEEDING NOTE THEREAFTER BEING FOR THE SUM OF 9 CENTS LESS THAN THE PRECEDING NOTE. THE FIRST ONE OF SAID NOTES WILL MATURE ON NOVEMBER 15, 1941, AND ONE ON THE 15TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE DUE AND PAID.

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

WE, J. M. ROBINSON AND WIFE, HELEN DIXON ROBINSON, AND ARNOLD GILLILAND AND WIFE ANNE DIXON GILLILAND have this day bargained and sold, and do hereby transfer and convey, unto the said HARTWELL D. COX AND WIFE MAUD COX, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A LOT OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING CALLED LOT NO. 139 ON THE MAP OF V. S. LINDSLEY'S PROPERTY, OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, BUT NOT NUMBERED ON SAID PLAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MERIDIAN STREET 450 FEET NORTH OF HANCOCK STREET, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO IDA JAMISON, BY DEED OF RECORD IN BOOK 1012, PAGE 323, SAID REGISTER'S OFFICE; THENCE ALONG JAMISON'S NORTH LINE WESTERLY 174 FEET 3 INCHES TO THE EASTERLY MARGIN OF A 16 FOOT ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY NORTHERLY 50 FEET TO A POINT, THE SOUTHWEST CORNER OF THE LOT CONVEYED TO R. C. WHITSITT BY DEED OF RECORD IN BOOK 981, PAGE 299, SAID REGISTER'S OFFICE; THENCE WITH WHITSITT'S SOUTHERLY LINE, EASTERLY 174 FEET 3 INCHES TO THE WESTERLY MARGIN OF MERIDIAN STREET; THENCE WITH THE MARGIN OF MERIDIAN STREET SOUTHERLY 50FET TO THE POINT OF BEGINNING.

THE TAXES HAVE BEEN PRORATED AS OF OCTOBER 21ST, 1941 AND THE CITY TAXES OF $39.90 HAVE BEEN PAID BY THE SELLER AND THE PURCHASER ASSUMES 1941 STATE AND COUNTY TAXES AMOUNTING TO $14.88.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever, HARTWELL D. COX AND WIFE, MAUD COX, THEIR WE covenant that WE ARE 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 HARTWELL D. COX AND WIFE, MAUD COX, THEIR heirs and representatives, to warrant and forever defend the title to said real estate to said 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 in hand paid WE , the said HARTWELL D. COX AND WIFE, MAUD COX do hereby transfer and convey unto ARTHUR H. CAMPBELL , 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, County of Davidson. I or we hereby swear that I am the true and lawful owner of the claim secured by the instrument of writing hereto annexed, and that the amount of the said claim is truly and honestly set forth therein, and that I or we do not hold the said instrument in trust for any person whatsoever, and that I or we will not directly or indirectly receive or accept any consideration or thing of value for the same, or any part thereof, other than the amount therein set forth. Subscribed and sworn to before me this 24th day of Oct. 1941. Geo. S. Mueller Jr. Clerk By W. T. Lowe D.C. SEAL COUNTY REGISTER