WE , the said R.K.GARRETT AND WIFE LOTTIE GARRETT, , 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 R.K.GARRETT AND WIFE LOTTIE GARRETT, , 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 R.K.GARRETT AND WIFE LOTTIE GARRETT, 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 HARRY PARKES, 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 M.B.HEAD AND WIFE MABLE HEAD,

and R.K.GARRETT AND WIFE LOTTIE GARRETT, , hereunto set our hands

at NASHVILLE , Tennessee, this 22D day of OCTOBER , 19 41 .

M.B.HEAD,
MABEL HEAD,
R.K.GARRETT
LOTTIE GARRETT,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BEN B.RICE, , a Notary Public in and for said County and State, the within named M.B.HEAD AND WIFE MABEL HEAD, R.K. GARRET AND WIFE LOTTIE GARRETT, 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 27TH day of OCTOBER 19 41.

My commission expires JANUARY 4, 1944 (Seal) BEN B.RICE,

Notary Public.

RECD OCT. 27TH 1941 AT 1;20 P.M.

USR S #162

INSTALLMENT DEED

Book No. 1212

FOR AND IN CONSIDERATION of the sum of THIRTY TWO HUNDRED, FIFTY ONE AND NO/100/ ($3251.00/ DOLLARS of which ONE AND NO/100 ($1.00) - - - - - - - - - - - DOLLARS has been paid in cash by JOSEPH L. FULLER AND WIFE, HAZEL RYAN FULLER , the receipt of which is hereby acknowledged, and for the remainder THIRTY TWO HUNDRED, FIFTY AND NO/100 ($3250.00) - - - - - - DOLLARS the said JOSEPH L. FULLER AND WIFE HAZEL RYAN FULLER HAVE ASSUMED AND AGREE TO PAY A PROMISSORY LIEN NOTE IN THE PRINCIPAL SUM TWENTY TWO HUNDRED FIFTY AND NO/100 DOLLARS ($2250.00) DATED JUNE 4TH 1940, EXECUTED BY D. L. JENSEN, ET UX TO J. M. WHITSITT & CO. INC. WHICH NOTE IS SECURED BY A DEED OF TRUST FROM D. L. JENSEN, ET UX TO J. M. WHITSITT, TRUSTEE OF RECORD IN BOOK 1009, PAGE 263 R.O.D.C. TENNESSEE, TO WHICH REFERENCE IS HEREIN MADE; AND HAVE ALSO EXECUTED THEIR PROMISSORY NOTE OF EVEN DATE HEREWITH, TO D. L. JENSEN IN THE PRINCIPLE SUM OF ONE THOUSAND AND NO/100 ($1000.00) DOLLARS, PAYABLE IN SEVENTY FOUR (74) MONTHLY INSTALLMENTS OF SIXTEEN AND 25/100 ($16.25) DOLLARS EACH, WHICH INCLUDE PRINCIPLE AND INTEREST AT 6%.

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

D. L. JENSEN AND WIFE MABEL GRAVES JENSEN

have this day bargained and sold, and do hereby transfer and convey, unto the said JOSEPH L. FULLER AND WIFE HAZEL RYAN FULLER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE SOUTHERLY 75 FEET OF LOTS NOS. 161, 162 AND 163 ON THE SUBDIVISION OF THE WATERS PLASE AS OF RECORD IN BOOK 332, PAGE 137 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 161, 162 AND 163 FRONTS 75 FEET ON THE EASTERLY SIDE OF MCKINNEY AVENUE AND RUNS BACK 157.5 FEET, ON THE NORTHERLY LINE AND 161 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY LINE OF MARSDEN AVENUE TO THE WESTERLY LINE OF LOT NO. 160 MEASURING 75 FEET THEREON.

BEING PART OF LOT OF LOT NO. 161 CONVEYED TO D. L. JENSEN ET UX FROM JESSE COTHRAN CLINE, ET AL OF RECORD IN BOOK 1151, PAGE 190 R.O.D.C. TENNESSEE. AND BEING PART OF LOTS NOS. 162 AND 163 CONVEYED TO D. L. JENSEN, ET UX BY DEED FROM J. M. WHITSITT, ET UX OF RECORD IN BOOK 1109, PAGE 179 R.O.D.C. TENNESSEE.

THE POWERS HEREIN GRANTED TO THE TRUSTEE SHALL BE APPLICABLE TO THE INDEBTEDNESS ASSUMED HEREINABOVE ~~AS WELL AS ALL OTHER INDEBTEDNESS ASSUMED HEREINABOVE~~ AS WELL AS ALL OTHER INDEBTEDNESS HEREIN DESCRIBED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOSEPH L. FULLER AND WIFE HAZEL RYAN FULLER, THEIR heirs and assigns, forever, 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.

EXCEPT AS HEREINABOVE 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 JOSEPH L. FULLER AND WIFE HAZEL RYAN FULLER, 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 JOSEPH L. FULLER AND WIFE HAZEL RYAN FULLER do hereby transfer and convey unto CHARLES D. FOX , 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.

I do certify that I have compared the foregoing with the original, and find the same to be a correct copy, and that the same is entitled to be recorded. Witness my hand this 27th day of October 1941. Attest: D. L. Jensen. DEPUTY REGISTER