THAT , the said E. L. BROWN AND WIFE, GLADIS L. BROWN , 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 $ AVAILABILITY 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 E. L. BROWN AND WIFE, GLADIS L. BROWN , 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~~ 2 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~~ 2 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 E. L. BROWN ANDWIFE,GLADIS L. BROWN 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 J. A. WILSDORF, 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 MATTIE SEIGENTHALER, A WIDOW,

and E. L. BROWN AND WIFE, GLADIS L. BROWN , hereunto set our hands

at NASHVILLE, , Tennessee, this the 24 day of JANUARY, , 19 42.

MATTIE SEIGENTHALER

E. L. BROWN

GLADYS L. BROWN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. MYERS, , a Notary Public in and for said County and State, the within named MRS. MATTIE SEIGENTHALER, A WIDOW, OVER TWENTY-ONE YEARS OF AGE, AND E. L. BROWN AND WIFE, GLADYS L. BROWN, 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 X having appeared before me privately and apart from husband , the said X , acknowledged the execution of the said instrument to have X 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 24 day of JANUARY, 19 42.

My commission expires APRIL 26, 1945.

(Seal) D. R. MYERS,
Notary Public.

U.S.R.S. $2.30

RECEIVED JAN. 24, 1942, AT 11:50 A.M.

F. H.

INSTALLMENT DEED

Book No. 1227

FOR AND IN CONSIDERATION of the sum of $2000.00 (TWO THOUSAND) - - - - - - - - - - DOLLARS

of which $400.00 (FOUR HUNDRED - - - - - - - - - - DOLLARS has been paid in cash by GROVER T. CAMMUSE , the receipt of which is hereby acknowledged, and for the remainder SIXTEEN HUNDRED ($1600.00) - - - - - - - - DOLLARS the said GROVER T. CAMMUSE, ET UX , RUBY M. CAMMUSE HAVE ASSUMED TWO MORTGAGES, ONE TO B. R. KENNEDY AND GEORGE B. GRAVES, IN THE FORM OF ELEVEN NOTES OF $10.00 EACH, EACH NOTE BEARING ITS OWN INTEREST: THE OTHER IN FAVOR OF C. R. PURCELL, ET UX, IN THE SUM OF $440.00, PAYABLE AT THE RATE OF $10.00 PER MONTH WITH INTEREST ON EACH NOTE UNTIL THE MORTGAGE TO B. R. KENNEDY AND GRAVES IS PAID OUT, AND THE REMAINING SIXTEEN NOTES TO C. R. PURCELL, ET UX, WILL BE AT THE RATE OF $20.00 EACH, WITH INTEREST ADDED TO EACH NOTE. THUS, AFTER PAYING THE CASH PAYMENT AND ASSUMING THE TWO MORTGAGES, A BALANCE REMAINS DUE CALVERT L. PORTER OF $1,050.00 WHICH WILL BE PAYABLE BY NOTES OF $16.00 EACH PAYABLE MONTHLY WITH EACH NOTE BEARING ITS OWN INTEREST AND THE FIRST ONE DUE AT THE EXPIRATION OF THE DUE DATE OF THE LAST NOTE ON THE MORTGAGE TO C. R. PURCELL, ET UX, INTEREST WILL BE KEPT UP FROM THIS DATE BY THREE NOTES; TWO OF $63.00 AND ONE FOR $21.00 EXECUTED BY GROVER T. CAMMUSE TO CALVERT L. PORTER WHICH NOTES WILL COVER THE INTEREST ON THE AMOUNT DUE CALVERT L. PORTER UNTIL SEP. 15, 1943.

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 16 day of May 1947.

Attest: J. P. Wilson DEPUTY REGISTER

J. Calvert L. Porter

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, CALVERT L. PORTER AND WIFE, ALICE .F PORTER

have this day bargained and sold, and do hereby transfer and convey, unto the said GROVER T. CAMMUSE, AND WIFE RUBY M. CAMMUSE, THEIR heirs and assigns, certain real estate in Davidson County. Tennessee, as follows:

BEING TRACT NO 7 ON THE MAP OF NAWAKWA HILLS ANNEX, BEING A SUBDIVISION OF KENNEDY AND GRAVES BAINE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 843, PAGE 64 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN HUDSON'S LANE, AS SHOWN ON SAID PLAN; THENCE NORTH 19 DEGREES WEST 25 FEET TO AN IRON PIPE IN THE NORTHERLY MARGIN OF HUDSON'S LANE; THENCE CONTINUING NORTH 19 DEGREES WEST 281 FEET TO A POINT, THE NORTHEAST CORNER OF THE SCHOOL LOT; THENCE SOUTH 76½ DEGREES WEST 268 FEET TO AN IRON PIPE IN THE EASTERLY MARGIN OF NEELY'S BEND ROAD; THENCE CONTINUING SOUTH 76½ DEGREES WEST 25 FEET TO A POINT IN NEELY'S BEND ROAD, THE NORTHWEST CORNER OF THE SCHOOL LOT; THENCE NORTH 16 DEGREES WEST 52.75 FEET TO A POINT IN NEELY'S BEND ROAD; THENCE NORTH 66½ DEGREES EAST 25 FEET TO AN IRON PIPE IN THE EASTERLY MARGIN OF SAID NEELY'S BEND ROAD; THENCE CONTINUING NORTH 66½ DEGREES EAST 575 FEET TO A POINT; THENCE SOUTH 16 DEGREES EAST 440 FEET TO AN IRON PIPE IN THE NORTHERLY MARGIN OF SAID HUDSON'S LANE; THENCE CONTINUING SOUTH 16 DEGREES EAST 25 FEET TO A POINT IN HUDSON'S LANE; THENCE SOUTH 76½ DEGREES WEST 287.5 FEET TO THE POINT OF BEGINNING; CONTAINING 3.28 ACRES, MORE OR LESS, AND BEING PART OF THE SAME PROPERTY CONVEYED TO C. R. PURCELL AND WIFE, CARMON E. PURCELL, BY DEED FROM B. R. KENNEDY, ET ALS, AS OF RECORD IN BOOK NO. 975, PAGE 220, R.O.D.C. TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GROVER T. CAMMUSE, ET UX 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GROVER T. CAMMUSE, ET UX, 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 GROVER T. CAMMUSE, ET UX RUBY M. CAMMUSE do hereby transfer and convey unto E. E. RUSSELL , 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.