WE , the said J. K. BUCK A D WIFE HILDA ADAMS BUCK , 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 J. K. BUCK AND WIFE HILDA ADAMS BUCK , 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. K. BUCK AND WIFE HILDA ADAMS BUCK,-- 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 H. C. PEARSON 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 SAM W. THOMPSON AND WIFE IDA THOMPSON

and J. K. BUCK AND WIFE HILDA ADAMS BUCK , hereunto set our hands

at NASHVILLE , Tennessee, this the 27TH day of JANUARY , 19 42,

SAM W. THOMPSON
IDA THOMPSON
J. K. BUCK
HILDA ADAMS BUCK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. W. VAUGHAN, a Notary Public in and for said County and State, the within named SAM W. THOMPSON AND WIFE IDA THOMPSON AND J. K. BUCK AND WIFE HILDA ADAMS BUCK,

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 X , of the said having appeared before me privately and apart from husband , the said X Xx , 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 28 day of JANUARY , 19 42.

My commission expires APRIL 11, 1942

(Seal) J. W. VAUGHAN, Notary Public.

U.S.R.S. $4.40

RECEIVED JAN. 28, 1942, AT 10:30 A.M.

F. H.

F. H.

INSTALLMENT DEED

D. E.

Book No. 1227

NO/100

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND FOUR HUNDRED ($2,400.00) AND DOLLARS

of which FOUR HUNDRED FIFTY ($450.00) AND NO/100 DOLLARS has been paid in cash by FLORA MAXWELL CHESTER MAXWELL AND WIFE, / , the receipt of which is hereby acknowledged, and for the remainder

ONE THOUSAND NINE HUNDRED FIFTY ($1,950.00) AND NO/100 DOLLARS

the said CHESTER MAXWELL AND WIFE, FLORA MAXWELL HAVE EXECUTED THEIR 14 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, THE 1ST NOTE BEING FOR $175.00 AND DUE ONE YEAR FROM DATE; THE 2ND NOTE BEING FOR $175.00 AND DUE TWO YEARS FROM DATE; NOTES NOS.3 TO 13 INCLUSIVE BEING FOR $140.00 EACH AND DUE ANNUALLY COMMENCING THREE YEARS FROM DATE; AND THE 14TH NOTE BEING FOR $60.00 AND DUE FOURTEEN YEARS FROM DATE. ALL OF SAID NOTES ARE PAYABLE TO THE ORDER OF B.L.OAKLEY.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the satisfaction thereof and discharge of the lien to secure the same in full. This 23 day of Jan 1948

Attest: J. P. Wilson DEPUTY REGISTER B L Oakley

PAYABLE ANNUALLY

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, B.L. OAKLEY AND WIFE, ORA OAKLEY

have this day bargained and sold, and do hereby transfer and convey, unto the said CHESTER MAXWELL AND WIFE, FLORA MAXWELL, THEIR heirs and assigns,

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

A TRACT OF LAND IN THE 5TH,FORMERLY THE 7TH,CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, JANUARY 21, 1942,AS FOLLOWS:

BEGINNING AT A FENCE CORNER ON THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO CLINTON GRAY AND WIFE BY DEED FROM J.S. SEAT AND WIFE, OF RECORD IN BOOK 1006 PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY;THENCE WITH THE EASTERLY MARGIN OF SAID PIKE, NORTH 17° WEST 208.75 FEET TO A STAKE;THENCE NORTH 89° EAST 1089 FEET TO A STAKE;THENCE SOUTH 1° EAST 289 FEET TO A STAKE;THENCE SOUTH 80° 10' EAST 195 FEET;THENCE NORTH 1° WEST 327 FEET TO A STAKE;THENCE NORTH 89° EAST 1670 FEET TO A STAKE;THENCE SOUTH 2° WEST 225 FEET TO A STAKE IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED C. VANCE HICKERSON AND WIFE BY DEED FROM B.L.OAKLEY AND WIFE, OF RECORD IN BOOK 1172 PAGE 35, SAID REGISTER'S OFFICE;THENCE WITH HICKERSON'S NORTHERLY LINE AND A FENCE, SOUTH 76° WEST 1315FEET TO THE EASTERLY LINE OF THE PROPERTY CONVEYED TO ANDREW A. JORDAN,JR AND WIFE BY DEED FROM B.L. OAKLEY AND WIFE, OF RECORD IN BOOK 1179 PAGE 285 SAID REGISTER S OFFICE; THENCE WITH JORDAN'S EASTERLY LINE, NORTH 3° 15' EAST 69 FEET TO HIS NORTHEAST CORNER;THENCE WITH HIS NORTHERLY LINE AND A FENCE, NORTH 80° 10' WEST 1190 FEET TO THE NORTHEAST CORNER OF THE GRAY PROPERTY;THENCE WITH GRAY'S NORTHERLY LINE, NORTH 88° WEST 434 FEET TO THE BEGINNING, CONTAINING 20 ACRES, MORE OR LESS.
BEING PART OF THE PROPERTY CONVEYED TO B.L. OAKLEY AND WIFE, ORA OAKLEY, BY DEED FROM ADA BOYD GLASSIE ET AL OF RECORD IN BOOK 1086 PAGE 512 SAID REGISTER'S OFFICE.

PURCHASERS ASSUME TAXES FOR THE YEAR 1942.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CHESTER MAXWELL AND WIFE, FLORA MAXWELL,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.

WE further covenant and bind OURSELVES,OUR 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. CHESTER MAXWELL AND WIFE, FLORA MAXWELL, THEIR

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 CHESTER MAXWELL AND WIFE, FLORA MAXWELL

do hereby transfer and convey unto WILLIAM O. LEE , 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.