WE, the said MAJOR RICHARDSON AND WIFE LILLIE RICHARDSON, 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 MAJOR RICHARDSON AND WIFE LILLIE RICHARDSON, 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, OR 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 MAJOR RICHARDSON AND WIFE LILLIE RICHARDSON, -- 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 G ANN 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 LILLIAN EASLEY, MAJOR RICHARDSON AND WIFE LILLIE RICHARDSON and- , hereunto set our hands at NASHVILLE, Tennessee, this the 26TH day of MAY, 19 42.

WITNESS TO SIGNATURES OF
MAJOR RICHARDSON
AND WIFE LILLIE RICHARDSON:
RUFUS GANN
L. H. BOWLING

LILLIAN EASLEY
HIS
MAJOR X RICHARDSON
MARK
HER
LILLIE X RICHARDSON
MARK

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 LILLIAN EASLEY, MAJOR RICHARDSON AND WIFE LILLIE RICHARDSON 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 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 26TH day of MAY, 19 42.

My commission expires OCT 3, 1943.

(Seal) C. B. TUCKER
Notary Public.

R.S.T.Sec. $1.10

RECEIVED MAY 26, 1942, AT 2:15 P.M.

T. B. S.

NUMBER 81166
JESSE JAMES MAYO

RECORDED MAY 27TH 1942.
NEAL GROSS ET UX.

INSTALLMENT DEED

Book No. 1235

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND NINE HUNDRED FIFTY ($1,950.00) DOLLARS of which TWO HUNDRED ($200.00) DOLLARS has been paid in cash by NEAL GROSS AND WIFE OCTAVINE M. GROSS, the receipt of which is hereby acknowledged, and for the remainder SUM OF ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS the said NEAL GROSS AND WIFE OCTAVINE M. GROSS. HAVE ASSUMED AND AGREED TO PAY AN INDEBTEDNESS OF $800.00 SECURED BY DEED OF TRUST ON THE HEREINAFTER DESCRIBED PROPERTY OF RECORD IN BOOK 1211, PAGE 661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FOR THE REMAINING SUM OF $950.00 HAVE EXECUTED THEIR SEVENTY - NINE MONTHLY NOTES OF EVEN DATE HEREWITH, THE FIRST OF WHICH BECOMES DUE ONE MONTH AFTER DATE AND THE REMAINDER ON THE SAME DAY OF EACH SUCCEEDING MONTH UNTIL ALL ARE PAID, SEVENTY- EIGHT OF SAID NOTES BEING IN THE PRINCIPAL AMOUNT OF $12.00 EACH AND THE LAST NOTE IN THE PRINCIPAL AMOUNT OF $14.00 WITH INTEREST AT THE RATE OF 6 PER CENT PER ANNUM THE INTEREST HAVING BEEN COMPUTED AVERAGED AND INCLUDED IN THE FACE OF EACH NOTE MAKING THE FIRST SEVENTY EIGHT NOTES IN THE AMOUNT OF $14.58 AND THE SEVENTY NINTH NOTE IN THE AMOUNT OF $16.58

I declare that I am the true and lawful holder of the within note secured by the Instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 7th day of June 1943
Attest: J. P. Wilson DEPUTY REGISTER

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 I, JESSE JAMES MAYO -AN-UNMARRIED-MAN have this day bargained and sold, and do hereby transfer and convey, unto the said NEAL GROSS AND WIFE OCTAVINE M. GROSS, THEIR, heirs and assigns, certain real estate in Davidson County. Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE MAP OF NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE TIM H. MOORE SUBDIVISION, OF RECORD IN BOOK 843, PAGE 79, OF THE REGISTER S OFFICE FOR SAID COUNTY.

SAID LOT NO. 18 FRONTS 55 FEET ON THE EASTERLY SIDE OF A 40- FOOT STREET, SHOWN ON SAID PLAN AS BEING UNNAMED, NOW KNOWN AS WEST KLINE AVENUE AND RUNS BACK BETWEEN LINES 217 FEET 3 INCHES ON THE NORTHERLY LINE AND 212 FEET 3 INCHES ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 55 FEET

BEING THE SAME PROPERTY CONVEYED TO JESSE JAMES MAYO BY DEED FROM VERA MAI SANDERS, ET VIR, OF RECORD IN BOOK 1218 PAGE 439, SAID REGISTER'S OFFICE

I declare that I am the true and lawful holder of the within note secured by the Instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 13th day of June 1943
Attest: Ethan Patterson DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said NEAL GROSS AND WIFE OCTAVINE M. GROSS, THEIR, heirs and assigns, forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unincumbered. I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said NEAL GROSS AND WIFE OCTAVINE M. GROSS, 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 NEAL GROSS AND WIFE OCTAVINE M. GROSS, do hereby transfer and convey unto THOS M. PRITCHETT, 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.