WE , the said RAYMOND R.MASSIE AND WIFE ALICE MILLER MASSIE , 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 RAYMOND R.MASSIE AND WIFE ALICE MILLER MASSIE, , 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 RAYMOND R. MASSIE HIS HEIRS 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 ALBERT H.THOMAS 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 OLLIE SELLARS WILLIAMS AND HUSBAND C.A. WILLIAMS and RAYMOND R. MASSIE AND WIFE ALICE MILLER MASSIE , hereunto set our hands at NASHVILLE , Tennessee, this the 30TH day of MAY , 19 42.

OLLIE SELLARS WILLIAMS
C.A. WILLIAMS
RAYMOND R. MASSIE
ALICE MILLER MASSIE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.D.WILLIAMS , a Notary Public in and for said County and State, the within named OLLIE SELLARS WILLIAMS AND HUSBAND C.A.WILLIAMS AND RAYMOND R. MASSIE AND WIFE ALICE MILLER MASSIE, 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 X , 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 30TH day of MAY 19 42

My commission expires 1/5/44

(Seal) J.D.WILLIAMS
Notary Public.

U.S.R.S $ 4.40
RECD JUNE 1ST, 1942. AT 11:50 A.M.

INSTALLMENT DEED

Book No. 1235

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND, FIVE HUNDRED ($5,500.00) DOLLARS of which ONE THOUSAND ($1,000.00) DOLLARS has been paid in cash by PART OF GROVER C. GREENE AND WIFE, JULIA G.GREENE , the receipt of which is hereby acknowledged, and for the remainder OF FOUR THOUSAND, FIVE HUNDRED ($4,500.00) DOLLARS the said GROVER C.GREENE AND WIFE, JULIA G. GREENE,

HAVE ASSUMED AND AGREED TO PAY THE UNPAID BALANCE OF A LIEN NOTE PAYABLE TO THE FIRST MORTGAGE COMPANY OF NASHVILLE IN THE SUM OF $3,539.53. SAID NOTE BEARING DATE OF NOVEMBER 1, 1939 WITH INTEREST, PAYABLE IN MONTHLY INSTALLMENTS OF $31.64 EACH. SAID LIEN NOTE BEING SECURED BY DEED OF TRUST TO E.E.MURRAY, TRUSTEE, OF RECORD IN BOOK 1124, PAGE 136, R.O.D.C.,TENN. SAID NOTE AND DEED OF TRUST SECURING THE SAME HAVE BEEN ASSIGNED TO THE STATE LIFE INSURANCE CO., BY AN INSTRUMENT DATED DEC. 16, 1939 AND RECORDED IN BOOK 1051, PAGE 248, R.O.D.C., TENN. AND FOR THE BALANCE, THE SAID GROVER C.GREENE AND WIFE, JULIA G.GREENE HAVE EXECUTED THEIR FIVE LIEN NOTES OF EVEN DATE HEREWITH IN THE AMOUNT OF $960.47, PAYABLE TO THE ORDER OF S.CARMACK GARVIN AND WIFE, LAVENIA T. GARVIN. SAID NOTES BEAR 5% INTEREST PER ANNUM. THE FIRST FOUR OF SAID NOTES ARE IN THE AMOUNT OF $100 EACH, THE FIRST BEING DUE AND PAYABLE ON OR BEFORE JUNE 1,1943, THE SECOND, THIRD AND FOURTH BEING DUE EACH SUCCEEDING YEAR THEREAFTER AND THE FIFTH IN THE SUM OF $560.47 BEING DUE ON OR BEFORE JUNE 1, 1947.

OR 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

S.CARMACK GARVIN AND WIFE, LAVENIA T. GARVIN

have this day bargained and sold, and do hereby transfer and convey, unto the said GROVER C. GREENE AND WIFE, JULIA G. GREENE, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LANE IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.13 ON THE REVISED MAP OF THE LAYMAN FOUNDATION'S FIRST SUBDIVISION OF MADISON HEIGHTS, AS OF RECORD IN BOOK 974, PAGE 65, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 115 FEET ON THE WESTERLY SIDE OF FLORENCE AVE. AND RUNS BACK 138.5 FEET ON THE NORTHERLY LINE AND 192.7 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 105.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO S. CARMACK GARVIN AND WIFE, LAVENIA T. GARVIN, BY DEED FROM THE LAYMAN FOUNDATION, DATED NOVEMBER 14, 1938, AND RECORDED IN BOOK 1097, PAGE 43, SAID REGISTERS OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1049, PAGE 524, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GROVER C. GREENE AND WIFE, JULIA G. GREENE, 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 unincumbered. ,SAVE 1942 TAXES WHICH PURCHASERS ASSUME.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GROVER C.GREENE AND WIFE, JULIA G. GREENE, 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 C.GREENE AND WIFE, JULIA G.GRENNE, do hereby transfer and convey unto W.CORNELIUS BREEDLOVE, , 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.