WE , the said W. ORVILLE MC CLENDON AND WIFE, MARGARET K. MC CLENDON, 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 $1,500.00 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 W. ORVILLE MC CLENDON AND WIFE, MARGARET K. ~~MC CLENDON~~ , 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, 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 W. ORVILLE MC CLENDON AND WIFE, MARGARET K. MC CLENDON, THEIR 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 G. M. WALKER 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 LULA WEST, A WIDOW

and W. ORVILLE MC CLENDON AND WIFE, MARGARET K. MCCLENDON , hereunto set our hands

at NASHVILLE , Tennessee, this the 10 day of AUGUST , 19 42.

LULA WEST
W. ORVILLE MC CLENDON
MARGARET K. MC CLENDON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS M. PRITCHETT , a Notary Public in and for said County and State, the within named LULA WEST, A WIDOW, AND W. ORVILLE MC CLENDON AND WIFE, MARGARET MC CLENDON

the bargainor , 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 10 day of AUGUST 19 42.

My commission expires JULY 9, 1946

(Seal) THOS M. PRITCHETT
Notary Public.

U.S.R.S. $2.20

RECEIVED AUG. 20, 1942 3 36 P. M.
LP

BLANK MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1235

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED AND NO/100 DOLLARS

of which THREE HUNDRED FIFTY AND NO/100 DOLLARS has been paid in cash by HUGH HOLLON AND FLOYD HOLLON , the receipt of which is hereby acknowledged, and for the remainder THREE HUNDRED FIFTY AND NO/100 DOLLARS the said HUGH HOLLON AND FLOYD HOLLON, A SINGLE MAN HAVE EXECUTED THEIR ONE PROMISSORY NOTE PAYABLE TO THE ORDER OF MRS. ELIZABETH A. GAITHER, IN THE PRINCIPAL SUM OF THREE HUNDRED FIFTY AND NO/100 ($350.00)DOLLARS, PAYABLE IN MONTHLY INSTALLMENTS AS FOLLOWS, NAMELY: ON THE 19TH DAY OF AUGUST,1942, THE SUM OF TEN AND NO/100 ($10.00)DOLLARS, AND THEREAFTER MONTHLY INSTALLMENTS EACH FOR LIKE AMOUNT AND THE BALANCE OF SAID PRINCIPAL SUM ON THE 19TH DAY OF JULY,1945, WITH INTEREST ON SAID PRINCIPAL SUM FROM DATE HEREOF, UNTIL PAID, AT THE RATE OF SIX PER CENT PER ANNUM, PAYABLE MONTHLY ON 19TH OF EACH MONTH,

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, MRS. ELIZABETH A. GAITHER, WIDOW OF W.T.GAITHER, DECEASED

have this day bargained and sold, and do hereby transfer and convey, unto the said HUGH HOLLON AND FLOYD HOLLON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE NORTH 37½ FEET OF THE SOUTHERLY 75 FEET OF LOT NO. ELEVEN (11) ON THE PLAN OF HARDING'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 14TH AVENUE NORTH, FORMERLY WATKINS STREET, THIRTY SEVEN AND ONE-HALF (37½) FEET NORTHERLY FROM THE NORTHERLY MARGIN OF HARDING STREET; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHERLY THIRTY SEVEN AND ONE-HALF (37½) FEET; THENCE EASTERLY PARALLEL WITH HARDING STREET SIXTY SEVEN (67) FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS NOS.11 AND 12; THENCE WITH SAID LINE SOUTHERLY THIRTY SEVEN AND ONE-HALF (37½) FEET; THENCE WESTERLY SIXTY SEVEN(67) FEET, MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO W.T. GAITHER BY DEED FROM THOMAS MANNING AND WIFE, EMMA MANNING OF RECORD IN BOOK 846 PAGE 733 SAID REGISTER'S OFFICE; AND DEVISED TO MRS, ELIZABETH A. GAITHER BY WILL OF W.T. GAITHER, DECEASED.

THE GRANTOR IS TO PAY ANY AND ALL DELINQUENT TAXES UP TO AND INCLUDING THE YEAR, 1937. THE GRANTEES AGREE TO PAY ANY SUBSEQUENT TAXES.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HUGH HOLLON AND WIFE FLOYD HOLLON, A SINGLE MAN 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 unencumbered.

I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said HUGH HOLLON AND FLOYD HOLLON, 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 HUGH HOLLON AND WIFE FANNIE HOLLON, FLOYD HOLLON, A SINGLE MAN , Trustee, his successors and assigns, the do hereby transfer and convey unto ALBERT H. THOMAS real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.