WE, the said JOHN WILLIAM HUNT AND WIFE, MYRTLE SANDS HUNT, 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 $ 2,000.00 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 JOHN WILLIAM HUNT AND WIFE, MYRTLE SANDS HUNT, 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 JOHN WILLIAM HUNT AND WIFE, MYRTLE SANDS HUNT, 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 A.L.MOORE, 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 JOHN HARTWELL HAGE_ SR., AND WIFE, VIOLA HAGEY, AND JOHN HARTWELL HAGEY, JR., and JOHN WILLIAM HUNT AND WIFE, MYRTLE SANDS HUNT, hereunto set our hands at NASHVILLE, Tennessee, this the 30TH day of JUNE, 19 42.

JOHN HARTWELL HAGEY, SR.
VIOLA HAGEY.
JOHN HARTWELL HAGEY, JR.,
JOHN WILLIAM X HUNT
HIS MARK
MYRTLE SANDS HUNT

WITNESS:
LUCILE WARDEN
DORIS OAKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEORGE. W. TARVER, a Notary Public in and for said County and State, the within named JOHN HARTWELL HAGEY, SR., AND WIFE, VIOLA HAGEY AND JOHN HARTWELL HAGEY, JR., 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 X of the said having appeared before me privately and apart from X 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 30TH day of JUNE 19 42.

My commission expires APRIL 17, 1945.

(Seal) GEORGE W.TARVER, Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. LUCILE WARDEN, a Notary Public in and for said County and State, the within named JOHN WILLIAM HUNT AND WIFE, MYRTLE SANDS HUNT, 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 X of the said having appeared before me privately and apart from X 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 1ST day of JULY 1942.

My commission expires APRIL 17, 1945.

(Seal) MRS.LUCILE WARDEN, Notary Public.

R.O.D.C. $1.65

FILED JULY 1ST, 1942 AT 4:15 P.M.



# INSTALLMENT DEED

Book No. 1250

FOR AND IN CONSIDERATION of the sum of ($81,000.00) EIGHTY-ONE THOUSAND & NO/100THS - - DOLLARS

of which TEN THOUSAND & NO/100THS - - - - - ($10,000.00) - - DOLLARS has been paid in cash by LOUISE OAKLEY HAILEY, the receipt of which is hereby acknowledged, and for the remainder OF ($71,000.00) SEVENTY-ONE THOUSAND & NO/100THS DOLLARS the said LOUISE OAKLEY HAILEY,

HAS EXECUTED HER ONE PROMISSORY LIEN NOTE DATED JULY 1, 1942, PAYABLE TO THE ORDER OF JOHN H. CHEEK, IN TWENTY (20) INSTALLMENTS OF $3,550.00 EACH, BEGINNING JANUARY 1, 1943, AND SEMI-ANNUALLY THEREAFTER UNTIL PAID IN FULL, SAID NOTE PROVIDING THAT ON ANY SEMI-ANNUAL PAYMENT DATE THE ENTIRE REMAINING BALANCE MAY BE PAID IN FULL. SAID NOTE BEARS FOUR PERCENT (4%) INTEREST ON THE UNPAID BALANCE FROM JULY 1, 1942,

AND PROVIDING FOR PAYMENT OF ATTORNEY'S FEES, AND TO SECURE THE PAYMENT OF SAID NOTES, PRINCIPAL AND INTEREST, AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED,

WE, JOHN H.CHEEK AND WIFE, SUSAN GLENN CHEEK, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID LOUISE OAKLEY HAILEY, HER HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

A TRACT OF LAND IN THE 6TH, FORMERLY THE 8TH. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE LANDS OF POWHATTAN PERKINS, DECEASED, CONVEYED TO SARAH E.BAXTER BY PARTITION DEED DATED JANUARY 2, 1893, OF RECORD IN BOOK 175, PAGES 131 TO 137 INCLUSIVE, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE JUNE 23, 1934, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE FRANKLIN PIKE, THE SOUTHWEST CORNER OF A TRACT OF 3.9 ACRES CONVEYED TO EWING BAXTER THOMAS, BY DEED OF RECORD IN BOOK 565, PAGE 479, SAID REGISTERS OFFICE; THENCE WITH THE CENTER LINE OF SAID FRANKLIN PIKE, AS FOLLOWS: SOUTH 1-3/4 DEGREES EAST 2800 FEET, SOUTH 2¼ DEGREES WEST 300 FEET, SOUTH 6¼ DEGREES WEST 282 FEET; THENCE LEAVING SAID PIKE AND CROSSING THE RIGHT-OF-WAY OF THE L. & N. RAILROAD, SOUTH 28¾ DEGREES EAST 310 FEET TO A POINT IN THE NORTH LINE OF A TRACT OF 110 ACRES MARKED "BAXTER HEIRS" ON THE PLAN OF THE RE-SUBDIVISION OF THE POWHATTAN PERKINS ESTATE, AS OF RECORD IN BOOK 161, PAGE 23, SAID REGISTERS OFFICE; THENCE WITH THE NORTH LINE OF THE SAID 110 ACRE TRACT, SOUTH 85 DEGREES EAST 3362 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF BELL ROAD, THE NORTHEAST CORNER OF SAID 110 ACRE TRACT; THENCE WITH THE CENTER LINE OF SAID BELL ROAD, NORTH 2 DEGREES EAST 3364.5 FEET TO A POINT, THE SOUTHEAST CORNER OF A TRACT OF 15

~~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 -~~

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~~have this day bargained and sold, and do hereby transfer and convey, unto the said~~ ~~heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: -~~

ACRES CONVEYED TO ROBERT H. MURR, BY TWO DEEDS, ONE OF RECORD IN BOOK 498, PAGE 13, AND THE OTHER OF RECORD IN BOOK 612, PAGE 777, SAID REGISTERS OFFICE; THENCE WITH MURR'S SOUTH LINE, NORTH 85 DEGREES WEST 715 FEET TO A POINT; MURR'S SOUTHWEST CORNER; THENCE WITH MURR'S WEST LINE, AS FOLLOWS: NORTH 2 DEGREES EAST 304.6 FEET TO A POINT, NORTH 3 DEGREES EAST 625 FEET TO A POINT IN THE CENTER LINE OF KAYNE ROAD; THENCE WITH THE CENTER LINE OF SAID ROAD, NORTH 87, DEGREES WEST 1675 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF SAID ROAD WHERE THE WEST RIGHT-OF-WAY LINE OF THE L. & N. RAILROAD CROSSES THE SAME, BEING THE NORTHEAST CORNER OF A 7.5 ACRE TRACT CONVEYED TO EWING BAXTER THOMAS BY DEED DATED SEPTEMBER 7, 1929; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD AND ALONG THOMAS' EAST LINE, SOUTH 5-3/4 DEGREES WEST 448 FEET TO A POINT, THOMAS' SOUTHEAST CORNER; THENCE WITH THOMAS' SOUTH LINE, NORTH 88 DEGREES WEST 720 FEET TO A POINT, THE SOUTHWEST CORNER OF THE 7.5 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 3.9 ACRE TRACT THEREIN ABOVE MENTIONED; THENCE WITH THE SOUTH LINE OF THE 3.9 ACRE TRACT, SOUTH 85 DEGREES WEST 370 FEET TO THE POINT OF BEGINNING, INCLUDING IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM IS A TRACT OF 11.25 ACRES CONVEYED TO THE NASHVILLE AND DECATUR RAILROAD ~~COMPANY~~, BY DEED OF RECORD IN BOOK 465, PAGE 26, SAID REGISTERS OFFICE, LEAVING A NET AREA HEREIN CONVEYED OF 306.75 ACRES ACCORDING TO SAID SURVEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. CHEEK, BY DEED FROM MISSISSIPPI VALLEY TRUST COMPANY, OF RECORD IN BOOK 998, PAGE 565, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1942, ON THE HEREINABOVE DESCRIBED PROPERTY, PRO RATED AS OF EVEN DATE HEREWITH, BY AND BETWEEN THE GRANTORS AND GRANTEES, AND ASSUMED BY THE GRANTEE.

THIS CONVEYANCE IS MADE SUBJECT TO AN EASEMENT FOR THE RIGHT-OF-WAY OF THE L. & N. RAILROAD COMPANY.

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R.O.D.C., TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LOUISE OAKLEY HAILEY, HER 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.

, further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said LOUISE OAKLAY HAILEY, HER 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 WE in hand paid, the said LOUISE OAKLEY HAILEY, do hereby transfer and convey unto ALBERT [illegible], 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.