I, the said MRS. R.L. BURRUS, 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 FIRE WITH EXTENDED COVERAGE 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 I 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 I, the said MRS. R.L. BURRUS, 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 I 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, I 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.

I 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. I 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 MRS. R.L. BURRUS 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 L.A. NEWMAN 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 V.H. WILLIS AND WIFE, GLADYS WILLIS

and MRS. R.L. BURRUS at NASHVILLE, Tennessee, this the 21ST day of APRIL, 19 43., hereunto set our hands

V.H. WILLIS

GLADYS WILLIS

(MRS.) R.L. BURRUS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY B. MCALPINE, a Notary Public in and for said County and State, the within named V.H. WILLIS AND WIFE, GLADYS WILLIS

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 X 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 22ND day of APRIL 19 43.

My commission expires 8-12-45

(Seal) MARY B. MCALPINE
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY B. MCALPINE, a Notary Public in and for said County and State, the within named MRS. R.L. BURRUS

the bargainor -, with whom I am personally acquainted, and who acknowledged that SHE 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 X 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 26 day of APRIL 19 43.

My commission expires 8-12-45

(Seal) MARY B. MCALPINE
Notary Public.

U.S.R.S.$1.65

REC'D APRIL 29, 1943 AT 3:10 P.M. CM

MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1250

J.A.E.

FOR AND IN CONSIDERATION of the sum of $250.00 TWO HUNDRED FIFTY AND NO/100 DOLLARS

of which ($25.00) TWENTY FIVE AND NO/100 DOLLARS has been paid in cash by HORACE J.COLLINS AND WIFE MARY KELLEY COLLINS, the receipt of which is hereby acknowledged, and for the remainder ($225.00) TWO HUNDRED AND TWENTY FIVE AND NO/100 DOLLARS the said HORACE J.COLLINS AND WIFE MARY KELLEY COLLINS HAVE EXECUTED THEIR ONE PROMISSORY NOTE DATED APRIL 3, 1943, AND PAYABLE TO THE NASHVILLE TRUST COMPANY, TRUSTEE FOR T.J. ~~MCMORROUGH~~ BATTLE MCMORROUGH, . SAID NOTE IS PAYBLE IN MONTHLY INSTALLMENTS OF $6.00 EACH MONTH. THE FIRST INSTALLMENT BEING DUE MAY 3, 1943, AND ONE FALLING DUE EACH SUCCEEDING MONTH UNTIL THE SAID $225.00 HAS BEEN PAID, AND INTEREST AT THE RATE OF 6% IS TO BE ADDED TO SAID NOTES.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 20 day of March 47.

Attest: J P Wilson

NASHVILLE TRUST CO.
By J P Wilson
Asst Secty

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, BATTLE MCMORROUGH AND WIFE JULIA MCMORROUGH,

have this day bargained and sold, and do hereby transfer and convey, unto the said HORACE J.COLLINS AND WIFE MARY KELLEY COLLINS THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING FROM A POINT ON A LINE FROM A RECORDED PLAN MADE BY EARL DRAKE COUNTY SURVEYOR. SAID LINE IS FROM A CROSS IN A STONE ON THE MT. VIEW ROAD AND SAID LINE RUNS FROM THAT POINT TO THE CENTER OF RAILROAD; THENCE WITH THE ABOVE DESCRIBED POINT IN A SOUTH EASTERLY DIRECTION WITH THE CANE RIDGE ROAD ABOUT 1600 FEET MORE OR LESS TO A DRAIN ; THENCE ALONG SAID DRAIN IN A WESTERLY DIRECTION TO THE RAILROAD RIGHT OF WAY THENCE IN A NORTHWESTERLY DIRECTION WITH SAID RAILROAD RIGHT OF WAY ABOUT 1200 FEET MORE OR LESS TO THE ABOVE DESCRIBED LINE FROM THE STONE IN THE ROAD TO THE RAILROAD; THENCE WITH SAID LINE IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING, AND CONTAINING 2½ ACERS MORE OR LESS; AND BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LUTIE B. MCMORROUGH AS OF RECORD IN BOOK 3 PAGE R.O.D.C. TENNESSEE TO BATTLE MCMORROUGH.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BATTLE MCMORROUGH AND WIFE JULIA MCMORROUGH, 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 ~~HORACE J. COLLINS AND WIFE~~ MARY KELLEY COLLINS 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 HORACE J.COLLINS AND WIFE MARY KELLEY COLLINS

do hereby transfer and convey unto J.L. BLAND, 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.