WE , the said JACK MORRIS AND WIFE, MARY B. MORRIS , 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 $ 5,400.00 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 JACK MORRIS AND WIFE, MARY B. MORRIS , 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 JACK MORRIS AND WIFE, MARY B. MORRIS 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 HERMAN L. KING 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 CHESTER L. QUARLES AND WIFE, VIRGINIA COOPER QUARLES and JACK MORRIS AND WIFE, MARY B. MORRIS , hereunto set our hands at NASHVILLE , Tennessee, this the 27TH day of AUGUST , 19 42 .

CHESTER L. QUARLES
VIRGINIA COOPER QUARLES
JACK MORRIS
MARY B. MORRIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HUGH J. BRADLEY , a Notary Public in and for said County and State, the within named CHESTER L. QUARLES AND WIFE, VIRGINIA COOPER AND QUARLES AND JACK MORRIS AND WIFE, MARY B. MORRIS 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 X having appeared before me privately and apart from husband , the said , 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 27TH day of AUGUST 19 42..

My commission expires APRIL 4TH, 1943
U.S.R.S. $1.65

(Seal) HUGH J. BRADLEY
Notary Public.

REC'D SEPT 18, 1942 AT 3:00 P.M.

NUMBER 86154 RECORDED SEPTEMBER 19TH, 1942.
LYMON M. HALL, -- TO -- JOHN M. NEWELL SR.,

INSTALLMENT DEED

Book No. 1257

FOR AND IN CONSIDERATION of the sum of ($2200.00) TWENTY TWO HUNDRED AND NO/100 DOLLARS of which ($200.00) TWO HUNDRED AND NO/100 DOLLARS has been paid in cash by JOHN M. NEWELL SR. , the receipt of which is hereby acknowledged, and for the remainder- $1401.49 OF THE REMAINDER THESAID JOHN M. NEWELL SR. AND WIFE MARTHA W. NEWELL DOLLARS the said HEREBY ASSUME AND AGREE TO PAY THE UNPAID PRINCIPAL BALANCE OF $1401.49 OF A FIRST MORTGAGE NOTE OF $1800.00 AS SECURED BY DEED OF TRUST TO F.B. EMMERLING TRUSTEE, AS OF RECORD IN BOOK 1067, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE; AND FOR THE REMAINDER OF $598.51, THE SAID JOHN M. NEWELL SR AND WIFE MARTHA W. NEWELL, HAVE THIS DAY EXECUTED AND DELIVERED THEIR SIXTY (60) JOINT PROMISSORY LIEN NOTES THE FIRST FIFTY-NINE NOTE BEING FOR THE PRINCIPAL SUM OF $10.00 EACH AND THE LAST NOTE BEING FOR THE PRINCIPAL SUM OF $8.51 FIRST NOTE TO BE DUE AND PAYABLE ON OR BEFORE OCTOBER 11TH, 1942, AND ONE BEING DUE AND PAYABLE ON OR BEFORE EACH MONTH THEREAFTER UNTIL THE ENTIRE SERIES IS PAID, ALL OF SAID NOTES BEING PAYABLE TO THE ORDER OF LYMON M. HALL AND TO BEAR NO INTEREST UNTIL AFTER MATURITY AS INTEREST AT THE RATE OF SIX PER CENT (6%) PER ANNUM HAS BEEN COMPUTED AND ADDED TO FACE OF EACH NOTE,

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, LYMON M. HALL UNMARRIED,

have this day bargained and sold, and do hereby transfer and convey, unto the said JOHN M. NEWELL SR. HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE EASTERLY 8 FEET OF LOT NO. 87 AND THE WESTERLY 92 FEET OF LOT NO. 88 ON THE PLAN OF LOCKELAND BEING A PART OF THE CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57 PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 87 AND 88 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF FORREST AVENUE, FORMERLY MORROW STREET, AND RUN BACK BETWEEN PARALLEL LINES 330 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO LYMON M. HALL BY DEED FROM HOME OWNERS' LOAN CORPORATION OF RECORD IN BOOK 1084, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

I declare this to be a true and lawful holder of the claim secured by the within Deed of Trust, and do hereby acknowledge the satisfaction thereof and discharge of the same in full. This 24 day of Dec 1946
Eddie C. Hall
Attest: Eddie Cowan Deputy Register

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN M. NEWELL SR. HIS heirs and assigns, forever. I covenant that I A, lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT AS ABOVE AND 1942 TAXES WHICH ARE HAVE BEEN PRORATED AND ASSUMED BY GRANTEE HEREIN I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said JOHN M. NEWELL SR. HIS 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 JOHN M. NEWELL SR. AND WIFE MARTHA W. NEWELL do hereby transfer and convey unto EDDIE C. HALL , 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.