WE , the said ROBERT G. SANDERS, AND WIFE MARIE SANDERS , 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 ROBERT G. SANDERS, AND WIFE MARIE SANDERS , 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 ROBERT G. SANDERS AND WIFE MARIE SANDERS 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 JOHN D. LEWIS, 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 KEITH SIMMONS COMPANY, INC. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS and ROBERT G. SANDERS, AND WIFE MARIE SANDERS , hereunto set our hands at NASHVILLE , Tennessee, this the 15TH day of OCTOBER , 1942 .

(SEAL) KEITH SIMMONS COMPANY INC.,
W.M. PARRISH .....PRESIDENT
ROBERT G. SANDERS,
MARIE SANDERS,

ATTEST
JOHN D. LEWIS,
SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILMA S.WHITE, , a Notary Public in and for said County and State, the within named ROBERT G. SANDERS AND WIFE MARIE SANDERS,

the bargainor S , 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 15TH day of OCTOBER 19 42 .

My commission expires APRIL 10, 1945.

(Seal) WILMA S. WHITE,
Notary Public.

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

BEFORE ME O.KIRKPATRICK, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY PERSONALLY APPEARED W. M. PARRISH, AND JOHN D. LEWIS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERALS OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE KEITH SIMMONS COMPANY, INC. THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID W.M. PARRISH, AS SUCH PRESIDENT AND ATTESTING THE SAME BY THE SAID JOHN D. LEWIS, AS SUCH SECRETARY, .
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT NASHVILLE, TENNESSEE, ON THIS THE 15TH DAY OF OCTOBER 1942. (SEAL) O.KIRKPATRICK,
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 7, 1943.
U.S.R.S $1.65
RECEIVED OCTOBER 19TH 1942. AT 3;48 P.M.

NUMBER 87560 RECORDED OCT 20,1942 SAMUEL WINFIELD COAK ET UX TO HUGH JOSEPH STINCHFIELD,JR ET UX

INSTALLMENT DEED

Book No. 1257

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FIVE HUNDRED ($4,500.00) DOLLARS of which ONE THOUSAND ($1000.00) DOLLARS has been paid in cash by BEATRICE WOLFE STINCHFIELD HUGH JOSEPH STINCHFIELD, JR AND WIFE, /, the receipt of which is hereby acknowledged, and for the remainder SUM OF $3500.00 THREE THOUSAND FIVE HUNDRED DOLLARS the said HUGH JOSEPH STINCHFIELD AND WIFE, BEATRICE WOLFE STINCHFIELD, HAVE ASSUMED AND AGREED TO PAY AN INDEBTEDNESS OF $2767.64 SECURED BY A DEED OF TRUST ON THE HEREAFTER DESCRIBED PROPERTY OF RECORD IN BOOK 1214 PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. FOR THE REMAINING SUM $732.36 HAVE EXECUTED TWO SEMI-ANNUAL NOTES OF $366.18 EACH AND INTEREST AT THE RATE OF 6% PER ANNUM, THE FIRST OF WHICH IS PAYABLE SIX MONTHS AFTER DATE OF DEED AND THE REMAINING NOTES TWELVE MONTHS FROM DATE OF DEED.

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 16 day of Jan 1943.
Attest: J. P. Wilson DEPUTY REGISTER
Fidelity Fed. Sav. Loan Assoc.
By: H. W. Crunbaugh Asst. Secy.

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, SAMUEL WINFIELD COAK AND WIFE, JESSE LEONA COAK

have this day bargained and sold, and do hereby transfer and convey, unto the said SAMUELL WINFIELD COAK AND WIFE, JESSE LEONA COAK,THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOTS NOS.1,2 AND 3 OF BLOCK "E" ON THE MAP OF HOMELAND HEIGHTS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, APRIL 5, 1941, AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY MARGIN OF HOMELAND DRIVE AT THE CORNER OF LOTS NOS.3 AND 4;THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTWARDLY 262.2 FEET;THENCE SOUTHEASTWARDLY 350 FEET TO THE NORTHWESTERLY MARGIN OF AN UNNAMED 50-FOOT STREET;THENCE WITH SAID UNNAMED STREET NORTHEASTWARDLY 462.5 FEET TO THE BEGINNING OF A CURVE;THENCE AROUND SAID CURVE IN A NORTHWESTERLY DIRECTION 43.3 FEET TO THE SOUTHWESTERLY MARGIN OF HOMELAND DRIVE; THENCE WITH SAID DRIVE NORTHWESTWARDLY 424.3 FEET TO THE BEGINNING. SAID PROPERTY WAS CONVEYED TO SAMUEL WINFIELD COAK AND WIFE, JESSIE LEONA COAK BY DEED FROM HOMELAND, INC., OF RECORD IN BOOK 1140 PAGE 199, REGISTER'S OFFICE FOR SAID COUNTY,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HUGH JOSEPH STINCHFIELD, JR AND WIFE, BEATRICE WOLFE STINCHFIELD 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. ASSUMPTION OF LOAN AS ABOVE SET OUT. WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said HUGH JOSEPH STINCHFIELD JR AND WIFE BEATRICE WOLFE / STINCHFIELD,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 JOSEPH STINCHFIELD, JR AND WIFE, BEATRICE WOLFE SSTINCHFIELD do hereby transfer and convey unto G.M.WALKER , 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.