WE , the said ELSA LANE AND HUSBAND DUGLES LANE , 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 ELSA LANE AND HUSBAND, DUGLES LANE , shall pay the notes aforesaid when due, according to ~~their~~ ITS 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, 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 one of said notes~~ then past due and unpaid, ~~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 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 ELSA LANE AND HUSBAND DUGLES LANE, THEIR HEIRS 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 J.C. WILKERSON 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 THE AMERICAN NATIONAL BANK OF NASHVILLE, A CORPORATION and ELSA LANE AND HUSBAND DUGLES LANE, hereunto set our hands at NASHVILLE , Tennessee, this the -- day of MARCH , 19 43.

ATTEST: M.E. BARR
CASHIER

(SEAL) THE AMERICAN NATIONAL BANK OF NASHVILLE,
BY J.C. WILKERSON, VICE PRESIDENT
DUGLES LANE
ELSA LANE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, P.J. MURPHY , a Notary Public in and for said County and State, the within named ELSA LANE AND HUSBAND DULGES LANE the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And, having appeared before me privately and apart from husband , the said , of 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 - day of MARCH 19 43.

My commission expires JAN 6, 1944

(Seal) P.J. MURPHY
Notary Public.

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON } SS;

PERSONALLY APPEARED BEFORE ME, P.J. MURPHY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, J.C. WILKERSON AND M.E. BARR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND CASHIER, RESPECTIVELY, OF THE AMERICAN NATIONAL BANK OF NASHVILLE, A CORPORATION, THE WITHIN NAMED BARGAINOR, AND THAT THEY AS SUCH VICE PRESIDENT AND CASHIER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION THERETO BY J.C. WILKERSON AS VICE PRESIDENT, AND ATTESTING THE SAME BY M.E. BARR AS CASHIER, AND AFFIXING THE CORPORATE SEAL THERETO.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THIS 9 DAY OF MARCH, 1943.

(SEAL) P.J. MURPHY NOTARY PUBLIC
COM. EXPIRES JAN 6 1944

U.S.R.S.$.55¢
REC'D MCH 9, 1943 AT 10:26 A.M.

NUMBER 92720 RECORDED MCH 10, 1943 AMERICAN NATL BANK TO H.C. LANE

INSTALLMENT DEED

Book No. 1264

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY ($350.00) ---- DOLLARS of which TWENTY-FIVE ($25.00) DOLLARS has been paid in cash by HARVEY D. LANE , the receipt of which is hereby acknowledged, and for the remainder OF THREE HUNDRED TWENTY-FIVE ($325.00) DOLLARS the said HARVEY D. LANE HAS EXECUTED HIS PROMISSORY NOTE OF EVEN DATE HEREWITH, PAYABLE IN FORTY (40) MONTHLY INSTALLMENTS OF EIGHT DOLLARS ($8.00) PER MONTH PLUS ACCRUED INTEREST ON THE UNPAID BALANCE OF PRINCIPAL AT 6% PER ANNUM, THE LIST OR LAST INSTALLMENT OF PRINCIPAL BEING $5.00,

~~and (said) notes bearing interest from date~~, and providing for payment of attorney's fees; and to secure the payment of said notes~~x~~ principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed THE AMERICAN NATIONAL BANK OF NASHVILLE, HAS ~~have~~ this day bargained and sold, and do hereby transfer and convey, unto the said HARVEY D. LANE, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 182 AND 183 ON THE MAP OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, OF RECORD IN BOOK 547, PAGES 103 AND 104, REGISTER'S OFFICE FOR SAID COUNTY, EACH OF SAID LOTS FRONTING 100 FEET ON THE EASTERLY MARGIN OF HUTSON AVENUE, AND RUNNING BACK BETWEEN PARALLEL LINES EASTWARDLY 250 FEET TO A DEAD LINE.

I declare that I am the true and lawful holder of the claim secured by the Instrument within recorded, and hereby acknowledge it to be satisfied and discharge of the lien to secure the same in full. This 9 day of March 1943
Attest: M.E. Barr DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HARVEY D. LANE, HIS heirs and assigns, forever, GRANTOR covenants that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds ITSELF, ITS ~~heirs~~ successors and representatives, to warrant and forever defend the title to said real estate to said HARVEY D. LANE, 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 ME in hand paid I , the said HARVEY D. LANE, ~~HIS~~ Dece ~~hereby~~ transfer and convey unto J.C. WILKERSON, 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.