I , the said MARTHA TANNER , 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.~~

~~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 MARTHA TANNER , 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 MARTHA TANNER 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 LOUIS HERNDON 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 E. C. SCRUGGS JR AND WIFE, ANNIE M. SCRUGGS

and MARTHA TANNER , hereunto set our hands

at NASHVILLE , Tennessee, this the 10TH day of APRIL , 19 41.

E. C. SCRUGGS
ANNIE M. SCRUGGS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN , a Notary Public in and for said County and State, the within named E. C. SCRUGGS JR AND WIFE, ANNIE M. SCRUGGS

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 16TH day of MAY 19 41.

My commission expires APRIL 6, 1944 (Seal) WADE SAIN
Notary Public.

U.S.R.S. $.55
REC MAY 7, 1943 AT 8:20 A M
LP

NUMBER 9544 PROPERTY MAY 7, 1943 FANNIE LOUISE PATTON ET AL TO MRS. ELLA H. PORCH

STATE MARSHALL & DAVIS CO. NASHVILLE

INSTALLMENT DEED

Book No. 1264

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE HUNDRED DOLLARS ($2,500.00) DOLLARS

of which EIGHTEEN HUNDRED DOLLARS ($1,800.00) DOLLARS has been paid in cash by MRS. ELLA H. PORCH , the receipt of which is hereby acknowledged, and for the remainder SEVEN HUNDRED DOLLARS ($700.00) DOLLARS

the said MRS. ELLA H. PORCH AND HUSBAND R.H. PORCH HAVE EXECUTED THEIR FORTY SEVEN VENDOR'S LIEN NOTES PAYABLE TO THE ORDER OF FANNIE LOUISE PATTON, ALL OF SAID NOTES ARE DATED MAY 1, 1943 AND ARE PAYABLE ON EACH SUCCESSIVE MONTH THEREAFTER FROM DATE ON THE FIRST OF EACH MONTH UNTIL ALL THE NOTES AND ~~INTEREST~~ THEREON SHALL HAVE BEEN PAID. FORTY SIX (46) OF SAID NOTES ARE IN THE PRINCIPAL SUM OF FIFTEEN DOLLARS ($15.00) AND THE LAST OR FORTY-SEVENTH NOTE IS IN THE PRINCIPAL SUM OF TEN DOLLARS ($10.00).

INTEREST AT THE RATE OF 6% PER ANNUM SHALL BE PAID ON THE UNPAID BALANCE ON THE PAYING DATE OF EACH NOTE. THE GRANTEE SHALL HAVE A RIGHT TO PAY ANY OR ALL OF SAID NOTES AT ANY TIME AND SHALL ONLY BE CHARGEABLE, IN SUCH EVENT, FOR SUCH INTEREST ~~INTEREST~~ ON THE UNPAID BALANCE AT THE TIME THAT THE NOTES ARE ACTUALLY PAID.

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, MRS. FANNIE LOUISE PATTON AND HUSBAND, THOMAS H. PATTON

have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. ELLA H. PORCH AND TO HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 286 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SAID LOT NO. 286 FRONTS 100 FEET ON THE NORTHERLY SIDE OF MARION AVENUE AND RUNS BACK 271.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY SIDE OF KATHERINE STREET AND 305.2 FEET ON THE WESTERLY LINE TO THE SOUTHERLY SIDE OF NEWMAN AVENUE, AND FRONTS 105.6 FEET THEREON.

SAID PROPERTY WAS DEVISED TO FANNIE LOUISE PATTON BY WILL OF DAISY B. WINTERS, DECEASED, OF RECORD IN WILL BOOK 58, PAGE 12, COUNTY COURT FOR SAID COUNTY.

TAXES FOR THE YEAR 1943 BOOKS NOT READY, BUT ALL ARE ASSUMED AND WILL BE PAID BY THE GRANTEE.

IMMEDIATE POSSESSION TO THE PREMISES IS HEREBY GIVEN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. ELLA H. PORCH AND TO 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.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. ELLA H. PORCH AND TO 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 US in hand paid WE , the said MRS. ELLA H. PORCH AND HUSBAND, R.H. PORCH do hereby transfer and convey unto D.W. SUMMERS , 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.

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 same in full. This 16 day of May 1944

Attest: Tom N. Carter DEPUTY REGISTER