I , the said EDWARD N. TIDWELL, TRUSTEE , 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.

I 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 EDWARD N. TIDWELL, TRUSTEE , 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 EDWARD N. TIDWELL, TRUSTEE, HIS 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 ARTHUR H. CAMPBELL 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 H. F. STEWART AND WIFE, MAUD_STEWART and EDWARD N. TIDWELL, TRUSTEE , hereunto set our hands at NASHVILLE , Tennessee, this the 8TH day of JULY , 19 43.

H. F. STEWART
MAUDE STEWART
EDWARD N. TIDWELL TRUSTEE

STATE OF ~~TENNESSEE, DAVIDSON~~ WISCONSIN MILWAUKEE COUNTY.

Personally appeared before me, ROSE A. KIRCH , a Notary Public in and for said County and State, the within named H. F. STEWART AND WIFE, MAUD_ STEWART 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~~ MILWAUKEE, WISCONSIN, this 12TH day of JULY 19 43

My commission expires NOV. 18, 1945

(Seal) ROSE A. KIRCH
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. E. BOWERS, a Notary Public in and for said County and State, the within named EDWARD N. TIDWELL, TRUSTEE, ONE OF THE BARGAINORS the bargainor , with whom I am personally acquainted, and who acknowledged that HE 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 27TH day of JULY 1943.

My commission expires JANUARY 17, 1944.

(Seal) F. E. BOWERS
Notary Public.

U.S.R.S. $.55
RECD JULY 28, 1943 AT 9:54 A.M.
LW

NUMBER 98937
RECORDED JULY 30, 1943

ROBERT LEE BEAZLEY ET UX
--TO--
RUTH VANLEER ET VIR

INSTALLMENT DEED

Book No. 1273

FOR AND IN CONSIDERATION of the sum of $2250.00 TWENTY-TWO HUNDRED FIFTY AND NO/100 DOLLARS of which ($1500.00) FIFTEEN HUNDRED AND NO/100--- DOLLARS has been paid in cash by RUTH VAN LEER AND HUSBAND, ERSLEY M. VANLEER , the receipt of which is hereby acknowledged, and for the remainder $750.00 SEVEN HUNDRED FIFTY AND NO/100 ---- DOLLARS the said RUTH VANLEER AND HUSBAND, ERSLEY M. VANLEER HAVE EXECUTED AND DELIVERED A PROMISSORY NOTE PAYABLE TO ROBERT LEE BEAZLEY AND WIFE, MABEL VIOLA BEAZLEY, IN THE SUM OF $750.00 SAID NOTE IS PAYABLE $15.00 MONTHLY FROM DATE, INCLUDING PRINCIPAL AND INTEREST. THE FIRST INSTALLMENT BEING DUE AND PAYABLE 30 DAYS AFTER DATE AND ANOTHER AND LIKE PAYMENT EACH 30 DAYS THEREAFTER UNTIL THE ENTIRE INDEBTEDNESS IS PAID IN FULL, TO SECURE SAID NOTE, PRINCIPAL ANDINTEREST, AND ATTORNEYS FEE, A LIEN IS RETAINED ON THE PROPERTY HEREN CONVEYED BUT SAID LIEN IS A SECOND LIEN SUBORDINATE AND INFERIOR TO THE LIEN OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE AS SET OUT IN A DEED OF TRUST, TO LOUIS R. LINX, OF EVEN DATE HEREWITH IN THE SUM OF $1,000.00 OF RECORD IN BOOK----- PAGE ----- REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

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 ROBERT LEE BEAZLEY AND WIFE MABEL VIOLA BEAZLEY

have this day bargained and sold, and do hereby transfer and convey, unto the said RUTH VANLEER AND HUSBAND, ERSLEY M. VANLEER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HADF OF LOT 122, ON THE PLAN OF MCGAVOCK, WESTMORE AND OTHERS' SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 122 FRONTS 50 FEET ON THE EASTERLY SIDEOF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET, AND RUNS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT LEE BEAZLEY AND WIFE, MABEL VIOLA BEAZLEY BY DEED FROM FIDELITY TRUST COMPANY, DATED DECEMBER 15, 1925, AND RECORDED IN BOOK 655, PAGE 84, SAID REGISTER'S OFFICE.

I declare that I am the [illegible] secured by the instrument within recorded, and [illegible] the same in full. This [illegible] 10 Dec [illegible] 43.

Attest: C. McFinstra DEPUTY REGISTER

FIRST FEDERAL SAVINGS & LOAN ASSN
By Louis R. Linx
V-President.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT LEE BEAZLEY AND WIFE, MABEL VIOLA BEAZLEY forever, heirs and assigns, lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. WE covenant that WE ARE

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said RUTH VANLEER AND HUSBAND, ERSLEY M. VANLEER, 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 RUTH VANLEER AND HUSBAND, ERSLEY M. VANLEER do hereby transfer and convey unto EDWIN E. CARLSON , 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.