WE , the said W.C.SUMMAR AND WIFE, BESSIE HILL SUMMAR , 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 $ 3150.00 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 W.C.SUMMAR AND WIFE, BESSIE HILL SUMMAR , 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, 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 W.C.SUMMAR AND WIFE, BESSIE HILL SUMMAR, THEIR 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 WILLIAM O.LEE 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.MEADOR AND WIFE, JEWELL MEADOR and W.C.SUMMAR AND WIFE, BESSIE HILL SUMMAR , hereunto set our hands at NASHVILLE, , Tennessee, this the 23 day of JULY , 19 43.

H.F.MEADOR
JEWELL MEADOR
W.C. SUMMAR
BESSIE HILL SUMMAR

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOHN U.WILSON, , a Notary Public in and for said County and State, the within named H.F.MEADOR AND WIFE, JEWELL MEADOR, 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 having appeared before me privately and apart from X husband , the said X , 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 24 day of JULY 19 43.

My commission expires OCT. 28, 1944.

(Seal) JOHN U.WILSON,
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B.WALTON, , a Notary Public in and for said County and State, the within named W.C.SUMMAR AND WIFE, BESSIE HILL SUMMAR, the bargainor - , with whom I am personally acquainted, and who acknowledged that -- executed the within instrument for the purposes therein contained.

And X , of the said having appeared before me privately and apart from X husband , the said X , 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 26TH day of JULY 1943 .

My commission expires APR 8, 1945.

(Seal) E.B.WALTON,
Notary Public.

U.S.R.S. $1.65
RECD AUGUST 12, 1943 AT 1:45 P M

75644 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1273

FOR AND IN CONSIDERATION of the sum of SEVENTEEN HUNDRED FIFTEEN AND 80/100 - - - DOLLARS of which ONE HUNDRED FIFTEEN AND NO/100 - - - - - DOLLARS has been paid in cash by HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, , the receipt of which is hereby acknowledged, and for the remainder SUM OF SIXTEEN HUNDRED AND 80/100 - - - - DOLLARS the said HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN,

HAVE EXECUTED THEIR 107 JOINT PROMISSORY MONTHLY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO SAM WOLF AND JESSE WOLF, THE FIRST 106 OF SAID NOTES BEING IN THE PRINCIPAL AMOUNT OF $15.00 EACH AND THE LAST NOTE BEING IN THE PRINCIPAL AMOUNT OF $10.80, ALL OF SAID NOTES BEARING INTEREST FROM DATE AT THE RATE OF SIX PER CENT PER ANNUM, THE FIRST OF SAID NOTES BEING DUE ONE MONTH AFTER DATE AND THE REMAINDER MONTHLY THEREAFTER UNTIL ALL OF SAID NOTES ARE 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, SAM WOLF AND WIFE, ESTHER WOLF, AND JESSE WOLF, AN UNMARRIED MAN, - - -

have this day bargained and sold, and do hereby transfer and convey, unto the said HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT NO.408 IN MCGAVOCK AND WETMORE'S AND OTHERS ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 41, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 252 FEET EASTERLY FROM THE NORTHEAST CORNER OF SALEM STREET, NOW EIGHTEENTH AVENUE NORTH, AND COCKRILL STREET, RUNNING THENCE WITH THE NORTHERN MARGIN OF COCKRILL STREET, EASTERLY 50 FEET, TO THE WESTERLY LINE OF A 50 FOOT LOT CONVEYED BY EMMA L.COOPER TO TOM RESHA AND WIFE, MINNIE RESHA, THENCE WITH THE WESTERLY LINE OF SAID LOT, NORTHERLY 100 FEET TO THE CORNER OF LOTS 407 AND 408, THENCE WESTERLY AND PARALLEL WITH COCKRILL STREET, 50 FEET TO A POINT, THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT CONVEYED TO TOM RESHAAND WIFE,MINNIE RESHA, 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SAM AND JESSE WOLF BY DEED FROM HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, OF RECORD IN BOOK 1195, PAGE 360, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 12 day of June 1950.
BROADWAY NATL BANK Nashville, Tenn.
Attest: C. McKinstry COUNTY REGISTER By: [signature] Vice Pres. - Cashier

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, THEIR 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, EXCEPT BY UNPAID TAXES WHICH THE GRANTEES HEREBY ASSUME AND AGREE TO PAY BEFORE JAN.1, 1944.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, 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 HOWARD P.BROWN AND WIFE, JESSIE MAI BROWN, do hereby transfer and convey unto WILLIAM R.HAGAN, , 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.