WE , the said JOHN G. CHILES AND WIFE MIGNON M.CHILES, , do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire AND WINDSTORM AND WAR DAMAGE, insurance company or companies for at least the sum of $SATISFACTORY TO SAID COMPANY 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 JOHN G. CHILES AND WIFE MIGNON M.CHILES, , 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 JOHN G.CHILES AND WIFE MIGNON M.CHILES THEIR, representatives or assigns.

IT IS AGREED THAT IF SAID PROPERTY IS SOLD UNDER THIS INSTRUMENT WE OR ANY PERSON HOLDING UNDER US SHALL AT ONCE BECOME AND BE THE TENANT OR TENANTS AT WILL OF THE PURCHASER HEREUNDER AND SHALL BE REMOVED BY WRIT OF UNLAWFUL DETAINER AT ANY TIME AFTER DEMAND FOR POSSESSION IS MADE. TAXES FOR 1943 AND RENTS AND RETURNS TO BE PRO RATED AS OF DATE OF THIS DEED.

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 P.M.ESTES JR., 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 LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE,

and JOHN G.CHILES AND WIFE MIGNON M.CHILES, , hereunto set our hands

at NASHVILLE , Tennessee, this the 1ST day of JULY , 19 43.

(SEAL) LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE.
BY J.E. ACUFF,
VICE PRESIDENT

ATTEST
E.R. DERRYBERRY,
SECRETARY.

JOHN G.CHILES,
MIGNON M.CHILES,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. ELIZABETH GENTRY , a Notary Public in and for said County and State, the within named JOHN G. CHILES, AND WIFE MIGNON M.CHILES,

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 27TH day of JULY 19 43.

My commission expires JULY 8, 1945.

(Seal) MRS. ELIZABETH GENTRY
Notary Public.

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

BEFORE ME MRS. ELIZABETH GENTRY A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED J.E. ACUFF, AND E.R. DERRYBERRY WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS, ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT THEY AS SUCH VICE 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 J.E. ACUFF, AS SUCH VICE PRESIDENT AND ATTESTING THE SAME BY THE SAID E.R. DERRYBERR AS SUCH SECRETARY,
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT NASHVILLE, TENNESSEE ON THIS THE 27TH DAY OF JULY 1943.
(SEAL)
MRS. ELIZABETH GENTRY,
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 8, 1945.
U.S.R.S. $14.85
RECEIVED JULY 28TH,1943. AT 2;35 P.M. F.C.

NUMBER 98935
RECORDED JUL 29, 1943

J. A. SUMMERS ET UX
--TO--
W. C. WILSON ET UX

73647 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1274

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND TWO HUNDRED FIFTY ($1,~~250~~.00)--- DOLLARS of which ONE HUNDR D ($100.00) AND NO/100---- DOLLARS has been paid in cash by W. C.WILSON AND WIFE, LILLIAN WILSON , the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND ONE HUNDRED FIFTY ($1,150.00) AND NO/100--- DOLLARS the said W. C. WILSON AND WIFE, LILLIAN WILSON HAVE EXECUTED THEIR SEVENTY-SEVEN JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, THE FIRST SEVENTY-SIX BEING FOR THE PRINCIPAL SUM OF $15.00 EACH AND THE LAST BEING FOR THE PRINCIPAL SUM OF $10.00, BUT INTEREST AT 6% HAS BEEN COMPUTED AND ADDED TO FACE OF SAID NOTES MAKING THE FIRST NOTE FOR $20.75 AND EACH SUCCEEDING NOTE DECREASING 7 AND 8 CENTS ALTERNATELY THEREAFTER EXCEPT THE LAST NOTE WHICH IS FOR $10.05; THE FIRST NOTE FALLING DUE AUGUST 15, 1943 AND THE OTHERS MONTHLY THEREAFTER AND PAYABLE TO THE ORDER OF J. A. SUMMERS AND WIFE, MYRTLE SUMMERS

MATURITY

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, J. A. SUMMERS AND WIFE MYRTLE SUMMERS

have this day bargained and sold, and do hereby transfer and convey, unto the said W. C.WILSON AND WIFE, LILLIAN WILSON

THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 8 ON THE MAP OF CARTER LANE PLACE, AS OF RECORD IN BOOK 547, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 68.5 FEET ON THE NORTHERLY SIDE OF GRANADA, FORMERLY CARTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE, BEING THE SAME PROPERTY CONVEYED TO J. A.SUMMERS AND WIFE, MYRTLE SUMMERS BY DEED FROM L. D. MARTIN AND WIFE, OF RECORD IN BOOK 903, PAGE 132, SAID REGISTER'S OFFICE.

PURCHASERS ASSUME TAXES FOR THE YEAR 1943.

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 21 day of June 1945.

FIRST FEDERAL SAVINGS & LOAN ASSN OF NASHVILLE
By Robert V. Woodfork, V.P.

Attest: J. P. Wilson
DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said W. C.WILSON AND WIFE, LILLIAN WILSON, 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said W. C.WILSON AND WIFE, LILLIAN WILSON, 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 W. C.WILSON AND WIFE, LILLIAN WILSON

do hereby transfer and convey unto WILLIAM O. LEE , 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.