WE, , the said ANDY T. RITCHIE JR. AND WIFE KATHRYN RITCHIE , 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 $ NONE 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 ANDY T. RITCHIE JR. AND WIFE KATHRYN RITCHIE , 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, IF 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 ANDY T. RITCHIE JR. AND WIFE KATHRYN RITCHIE 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 J.B. WATSON 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 ALONZO C.HOLT AND WIFE RUBY LEE HOLT, and ANDY T. RITCHIE JR. AND WIFE KATHRYN RITCHIE, , hereunto set our hands at NASHVILLE , Tennessee, this the 1 day of NOVEMBER , 19 43.

ALONZO C.HOLT,
RUBY LEE HOLT,
ANDY T. RITCHIE JR.
KATHRYN RITCHIE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, S.L.WRIGHT JR. , a Notary Public in and for said County and State, the within named ALONZO C.HOLT AND WIFE RUBY LEE HOLT, AND ANDY T. RITCHIE JR. AND WIFE KATHRYN RITCHIE 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 1 day of NOVEMBER 19 43.

My commission expires OCTOBER 10,1945.

(Seal) S.L.WRIGHT JR.
Notary Public.

U.S.R.S $ 1.10

RECEIVED NOVEMBER 2ND, 1943. AT 10;15 A.M.

NUMBER 1278 [illegible]

MISS JANE COCKRILL --TO-- BENNIE ED STEWART ET UX.

75734 MARSHALL & BRUCE CO NASHVILLE



# INSTALLMENT DEED

Book No. 1278

FOR AND IN CONSIDERATION of the sum of SIXTEEN HUNDRED FIFTY ($1650.00) DOLLARS of which THREE HUNDRED ($300.00) DOLLARS has been paid in cash by BENNIE ED STEWART AND WIFE ELIZABETH STEWART, , the receipt of which is hereby acknowledged, and for the remainder THIRTEEN HUNDRED FIFTY ($1350.00) DOLLARS the said BENNIE ED STEWART AND WIFE ELIZABETH STEWART. HAVE EXECUTED THEIR SEVENTY FIVE (75) JOINT PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO ORDER OF MISS JANE COCKRILL SAID NOTES BEING FOR THE PRINCIPAL SUM OF EIGHTEEN ($18.00) DOLLARS EACH. NONE OF SAID NOTES BEAR INTEREST EXCEPT AFTER MATURITY AS THE INTEREST HAS BEEN COMPUTED AND THE ACCUMULATED INTEREST ON ALL ADDED TO THE FACE OF EACH NOTE AS IT MATURES,MAKING THE FACE AMOUNT OF THE FIRST NOTE IN THE SUM OF TWENTY FOUR AND 75/100 ($24.75) DOLLARS AND EACH SUCCEEDING NOTE THEREAFTER BEING FOR THE SUM OF NINE CENTS LESS THAN THE PRECEDING NOTE. THE FIRST ONE OF SAID NOTES WILL MATURE ON NOVEMBER 25, 1943, AND ONE ON THE 25TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE FULLY PAID.

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 I, MISS JANE COCKRILL A SINGLE PERSON OVER 21 YEARS OF AGE.

have this day bargained and sold, and do hereby transfer and convey, unto the said BENNIE ED STEWART AND WIFE ELIZABETH STEWART THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEGINNING ON THE EASTERLY MARGIN OF SECOND AVENUE SOUTH FORMERLY MARKET STREET, 275 FEET NORTHERLY FROM THE NORTHERLY MARGIN OF CHESTNUT STREET, THE NORTHWEST CORNER OF THE J.H. FRITH LOT; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE NORTHERLY 32½ FEET TO THE SOUTHWEST CORNER OF THE GERTH LOT; THENCE EASTERLY WITH THE SOUTHERLY LINE OF THE GERTH LOT, 190 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHERLY 32½ FEET TO THE NORTHEAST CORNER OF SAID FRITH LOT; THENCE WITH THE NORTHERLY LINE OF SAID FRITH LOT WESTERLY 190 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MISS JANE COCKRILL BY DEED FROM RUFUS GANN, TRUSTEE OF RECORD IN BOOK 928, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BENNIE ED STEWART AND WIFE ELIZABETH STEWART THEIR, heirs and assigns, forever, I covenant that I AM SEIZED 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 TAXES WHICH THE PURCHASERS ASSUME AND AGREE TO PAY AND RIGHTS OF PRESENT TENANT. I further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said BENNIE ED STEWART AND WIFE ELIZABETH STEWART 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 BENNIE ED STEWART AND WIFE ELIZABETH STEWART, do hereby transfer and convey unto CALVIN COCKRILL , 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 am the true and lawful holder of the claim secured by the instrument and this day ... Rufus Gann Trustee by Rufus Gann