I , the said ANNA SMITH , 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 $ 2,000.00 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.

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 ANNA SMITH , 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 OR INSTALLMENT PAYMENTS OR INSTALLMENT PAYMENTS 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. INSTALLMENT PAYMENTS

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 ANNA SMITH AND OR HER 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 FERRISS C. BAILEY 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 WARREN B. SLOAN AND WIFE, EMMA D. SLOAN and ANNA SMITH , hereunto set our hands at NASHVILLE , Tennessee, this the 2ND day of AUGUST , 1943 .

WARREN B. SLOAN
EMMA D. SLOAN
ANNA SMITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO. W. NOLAN , a Notary Public in and for said County and State, the within named WARREN B. SLOAN AND EMMA D. SLOAN AND ANNA SMITH, A WIDOW the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EMMA D. SLOAN , WIFE , of the said WARRAN B. SLOAN having appeared before me privately and apart from HER husband , the said EMMA D. SLOAN , acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband , and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of NOVEMBER 19 -- .

My commission expires JAN 12TH, 1946

U.S.R.S. $3.30
REC DEC 1, 1943 AT 3:35 P M
LP

(Seal) JNO. W. NOLAN
Notary Public.

NUMBER 105170 RECORDED DEC 2, 1943 FLAVIOUS R. HESTER ET UX TO WM.B.WIRICK ET UX

INSTALLMENT DEED

Book No. 1278

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FIVE HUNDRED ($4,500.00)AND NO/100 DOLLARS of which SEVEN HUNDRED ($700.00) AND NO/100 DOLLARS has been paid in cash by WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK, the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND EIGHT HUNDRED ($3,800.00) AND NO/100 DOLLARS the said WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK HAVE EXECUTED THEIR 95 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, FOR $40.00 EACH, THE FIRST NOTE FALLING DUE DECEMBER 30, 1943 AND THE OTHERS MONTHLY THEREAFTER RESPECTIVELY, AND PAYABLE TO THE ORDER OF FLAVIOUS R. HESTER, AND WIFE, MAYME W. HESTER,

[illegible] secured by the instrument within [illegible] of the lien to secure [illegible] the same is fully [illegible] This 7 day of June 1948 Third National Bank Nashville Tenn.
Attest J. P. Wilson COUNTY REGISTER John T. Fox SC.

PAYABLE MONTHLY,

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, FLAVIOUS R. HESTER AND WIFE, MAYME W. HESTER

have this day bargained and sold, and do hereby transfer and convey, unto the said WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT OF LAND IN THE 2ND, FORMERLY THE 5TH, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE SEPT. 13, 1934, BY JOHN WILKES, CIVIL ENGINEER, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF A 30 FOOT AVENUE, KNOWN AS SHUMATE OR MATLOCK ROAD, LEADING TO THE MURFREESBORO PIKE; THENCE NORTH 87° WEST 893 FEET TO A POINT IN THE NORTH MARGIN OF SHUMATE ROAD; THENCE WITH THE NORTH MARGIN OF SAME, SOUTH 52½° EAST 231 FEET TO A POINT; SOUTH 87° EAST 708 FEET TO A POINT, THE SOUTHEAST CORNER OF THE TRACT OF 18 ACRES, MORE OR LESS, CONVEYED TO J.B. TOWNES AND WIFE BY DEED FROM D.C. TOWNES AND WIFE OF RECORD IN BOOK 94, PAGE 160, SAID REGISTER'S OFFICE, SAID POINT BEING IN THE WEST MARGIN OF THE 30 FOOT AVENUE ABOVE MENTIONED; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTH 2½° EAST 135 FEET TO THE BEGINNING, CONTAINING 2½ ACRES.

BEING THE SAME PROPERTY CONVEYED TO FALVIOUS R. HESTER AND WIFE, MAYME W. HESTER BY DEED FROM VERA MAE POWELL AND HUSBAND, OF RECORD IN BOOK 1198 PAGE 366, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK, 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 WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK, 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 WILLIAM B. WIRICK AND WIFE, LOUISE P. WIRICK do hereby transfer and convey unto CLELAN HESTER , 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.