WE , the said SCOTT K.HARRISON AND WIFE, CONNIE COTTER HARRISON , 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 $ 1,000.00 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.

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 SCOTT K.HARRISON & WIFE, CONNIE COTTER HARRISON, , 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 SCOTT K.HARRISON & WIFE CONNIE COTTER HARRISON, - 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 LITTELL RUST 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 THOMAS G.HARRISON & WIFE, SARA B. HARRISON and SCOTT K.HARRISON & WIFE, CONNIE COTTER HARRISON , hereunto set our hands at NASHVILLE , Tennessee, this the 27 day of DECEMBER , 19 43 .

THOMAS G. HARRISON
SARA B.HARRISON
SCOTT K. HARRISON
CONNIE COTTER HARRISON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GRACE FITZPATRICK, , a Notary Public in and for said County and State, the within named THOMAS G.HARRISON AND WIFE, SARA B.HARRISON AND SCOTT K.HARRISON AND WIFE, CONNIE COTTER HARRISON, 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 - day of DECEMBER 30 19 43.

My commission expires APR. 11, 1944.

(Seal) GRACE FITZPATRICK,
Notary Public.

U.S.R.S. $1.65
RECD JAN. 7, 1944 AT 10:56 A.M.

M. M.

NUMBER 106750 RECORDED JANUARY 8TH, 1944
EMMETT M. MILES ET UX. --TO-- HUBERT E. GREGORY, ET UX.

79734 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1279

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND SEVEN HUNDRED AND NO/100 ($2,700.00) DOLLARS of which FIVE HUNDRED AND NO/100 ($500.00) DOLLARS has been paid in cash by HUBERT E.GREGORY AND WIFE KATHERINE P. GREGORY, , the receipt of which is hereby acknowledged, and for the remainder OF TWENTY TWO HUNDRED AND NO/100 ($2,200.00) DOLLARS the said HUBERT E. GREGORY AND WIFE KATHERINE P. GREGORY, HAVE ASSUMED AN INDEBTEDNESS OF $1,208.18 AS OF THIS DATE, PAYABLE TO THE HOME OWNERS' LOAN CORPORATION, PAYABLE IN MONTHLY INSTALLMENTS OF $12.63 INCLUDING PRINCIPAL INTEREST INSURANCE AND TAXES AND SECURED BY DEED OF TRUST CONVEYING THE HEREINAFTER DESCRIBED REAL ESTATE TO A TRUSTEE WHICH DEED OF TRUST IS OF RECORD IN BOOK 963, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FOR THE BALANCE OF $991.82, HAVE EXECUTED THEIR ONE NOTE, PAYABLE $12.00 PER MONTH TO THE ORDER OF EMMETT M.MILES AND WIFE MYRTLE MILES, DATED JANUARY 1ST, 1944, BEARING INTEREST AT 6 PER CENT PER ANNUM AND THE FIRST OF SAID MONTHLY INSTALLMENTS BECOMING DUE FEBRUARY 1ST, 1944, AND THE OTHERS MONTHLY THEREAFTER UNTIL ALL BECOME DUE

~~all of~~ said note~~s 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.. EMMETT M.MILES AND WIFE MYRTLE MILES have this day bargained and sold, and do hereby transfer and convey, unto the said HUBERT E. GREGORY AND WIFE KATHERINE P. GREGORY, THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE NORTHERLY 10 FEET OF LOT NO.42 AND THE SOUTHERLY 40 FEET OF LOT NO.43, ON THE PLAN OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID NORTHERLY PART OF LOT NO.42 AND THE SOUTHERLY PART OF LOT NO. 43, FRONT TOGETHER 50 FEET ON THE EAST SIDE OF STOCKELL STREET, AND RUN BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO E.M.MILES AND WIFE MYRTLE MILES BY DEED FROM DAYTON SIMPSON AND WIFE, OF RECORD IN BOOK 877, PAGE 134, SAID REGISTER'S OFFICE,

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 7 day of Sept 1951.
Attest: Jos. P. Hobson Jr. DEPUTY REGISTER
Herbert Batson

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HUBERT E. GREOGRY AND WIFE KATHERINE P.GREGORY, 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 THE AFOREMENTIONED INDEBTEDNESS TO THE HOME OWNERS' LOAN CORPORATION WE further covenant and bind OURSELVES OUR ~~HEIRS AND~~ heirs and representatives, to warrant and forever defend the title to said real estate to said HUBERT E. GREOGRY AND WIFE KATHERINE P.GREGORY, 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 HUBERT E. GREOGRY AND WIFE KATHERINE P.GREGORY do hereby transfer and convey unto ARTHUR CAMPBELL, , 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.