WE, , the said WILLIAM W. JORDAN AND MATTIE A. JORDAN , 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 WILLIAM W. JORDAN AND WIFE MATTIE A .JORDAN , 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 WILLIAM W. JORDAN AND MATTIE A. JORDAN OUR 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 ARTHUR CAMPBELL 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 C.S. DUGGER AND WIFE FANNIE MAI DUGGER, and WILLIAM W.JORDAN AND WIFE MATTIE A. JORDAN , hereunto set our hands at NASHVILLE , Tennessee, this the1ST day of JAN. , 1944..

FANNIE MAI DUGGER,
C.S. DUGGER,
WILLIAM W. JORDAN
MATTIE A. JORDAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GAYNELLE PARSONS , a Notary Public in and for said County and State, the within named C.S. DUGGER AND WIFE FANNIE MAI DUGGER, AND WILLIAM W. JORDAN AND WIFE MATTIE A. JORDAN the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. , ~~of the said~~ ~~And~~ 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 11TH day of JANUARY 19 44.

My commission expires JULY 12,1945.

GAYNELLE PARSONS
(Seal)..... Notary Public.

U.S.R.S $ 2.20

RECEIVED JANUARY 11TH,1944. AT 3;05 P.M.

F.C.

NUMBER 107383 RECORDED JAN 12, 1944 WILEY T. WILLIAMS ET UX ET AL TO WILLIE D. DANIELS,ET UX

75734 MARSHALL & BRUCE CO NASHVILLE

INSTALLMENT DEED

Book No. 1279

FOR AND IN CONSIDERATION of the sum of TWENTY-ONE HUNDRED ($2100.00) DOLLARS

of which SIX HUNDRED ($600.00) DOLLARS has been paid in cash by WILLIE D. DANIELS AND WIFE JOSEPHINE M. DANIELS, the receipt of which is hereby acknowledged, and for the remainder

the said FIFTEEN HUNDRED ($1500.00) DOLLARS WILLIE D. DANIELS AND WIFE, JOSEPHINE M.DANIELS HAVE EXECUTED THEIR 28 PROMISSORY NOTES DATED JANUARY 11TH, 1944, 12 OF SAID NOTES ARE IN THE SUM OF $25.00 EACH, AND MADE PAYABLE MONTHLY. THE FIRST ONE FALLING DUE FEBRUARY 11TH, 1944, AND ONE OTHER ON THE 12TH DAY OF EACH SUCCEEDING MONTH UNTIL SAID NUMBER HAS BEEN PAID, AND FOR THE REMAINDER 16 NOTES OF $75.00 EACH PAYABLE SEMI-ANNUALLY THE FIRST ONE FALLING DUE JULY 11TH,1945, AND ONE OTHER IN EACH SIX MONTHS THEREAFTER UNTIL THE SIXTEEN NOTES ARE PAID.

ALL OF SAID NOTES ARE MADE PAYABLE TO WILEY T. WILLIAMS AND ARE WRITTEN " PAYABLE ON OR BEFORE ", AND

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, WILEY T. WILLIAMS AND WIFE RUTH WILLIAMS AND ALICE LEONA WILLIAMS have this day bargained and sold, and do hereby transfer and convey, unto the said WILLIE D.DANIELS AND WIFE, JOSEPHINE M.DANIELS,THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.42 ON THE MAP OF BEAUMONT PLACE, AS OF RECORD IN BOOK 332, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.SAID LOT NO.42 FRONTS 50½ FEET ON THE WESTERLY SIDE OF MANCHESTER AVENUE AND RUNS BACK 146 FEET, MORE OR LESS, ON THE SOUTHERLY LINE 157 FEET, MORE OR LESS, ON THE NORTHERLY LINE TO AN ALLEY, MEASURING 53 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE UNDERSIGN WILEY T. WILLIAMS AND WIFE RUTH WILLIAMS BY DEED FROM M.F. HAYS ET UX AS OF RECORD IN BOOK NO.1238 PAGE 357, REGISTER'S OFFICE FOR SAID COUNTY.

...vided, and hereby authorize ... satisfaction thereof and discharge of the lien to secure the same in full. This 24 day of Nov 1949.

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 WILLIE D. DANIELS AND WIFE JOSEPHINE M.DANIELS,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 TAXES FOR 1944 WHICH GRANTEES ASSUME. WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIE D. DANIELS AND WIFE JOSEPHINE M.DANIELS,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 WILLIE D. DANIELS AND WIFE, JOSEPHINE M.DANIELS do hereby transfer and convey unto H.C. PEARSON , 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.