I , the said MRS. MARTHA MAI RIAT , 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 $ 2000.00 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 MRS. MARTHA MAI RIAT , 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 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.

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 MRS. MARTHA MAI RIAT, 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 MARGUERITE JONES 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.E. SHARPE AND WIFE, MARTHA A. SHARPE MARTHA MAI RIAT and HER HUSBAND GEORGE RIAT , hereunto set our hands at NASHVILLE , Tennessee, this the 14TH day of JANUARY , 19 44.

WITNESS THE MARK OF
MARTHA A. SHARPE
LILLIE RIAT
FRED K. JONES

C.E. SHARPE HER
MARTHA A. X SHARPE
MARK
MARTHA MAI RIAT
GEORGE RIAT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES , a Notary Public in and for said County and State, the within named C.E. SHARPE AND WIFE, MARTHA A. SHARPE AND MARTHA MAI RIAT AND HER HUSBAND - RIAT the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this 25 day of JAN 19 44.

My commission expires JAN 10 1945
U.S.R.S.$2.75

(Seal) FRED K. JONES
Notary Public.

REC'D JAN 26, 1944 AT 12:45 P.M. CM

75734 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

Book No. 1279

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND & NO/100 ($5,000.00) -- DOLLARS of which FIVE HUNDRED & NO/100 ---- ($500.00) - DOLLARS has been paid in cash by GEORGE MILLER WATKINS & WIFE, BROWNIE APPLETON WATKINS, the receipt of which is hereby acknowledged, and for the remainder FOUR THOUSAND FIVE HUNDRED & NO/100 ---------- ($4,500.00) ---- DOLLARS the said GEORGE MILLER WATKINS & WIFE, BROWNIE APPLETON WATKINS HAVE EXECUTED ONE NOTE OF EVEN DATE HEREWITH IN THE AMOUNT OF $4,500.00 PAYABLE AT THE RATE OF $40.00 PER MONTH, WHICH PAYMENT INCLUDES PRINCIPAL AND INTEREST ON THE ENTIRE INDEBTEDNESS AND WITH THE RIGHT TO ACCELERATE THE PAYMENTS,

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 1st day of Mar 1950.

Attest: P. Wilson DEPUTY REGISTER J. Truman Ward

~~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, WLAC, INCORPORATED AND J.TRUMAN WARD AND WIFE, MARY MUNCIE WARD

have this day bargained and sold, and do hereby transfer and convey, unto the said GEORGE MILLER WATKINS AND WIFE, BROWNIE APPLETON WATKINS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN THE 3RD, FORMERLY THE 2ND. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 17 OF THE SUBDIVISION OF H.H. WILLIAMS LAND, AS OF RECORD IN BOOK 547, PAGE 63, OF THE REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING AT A POINT 12 FEET EAST OF A SMALL HACKBERRY, WHICH POINT IS SOUTH 86½ DEGREES EAST 119 FEET FROM THE CENTER OF MILL CREEK; ALSO BEING THE CORNER OF LOTS 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 41¼ DEGREES WEST 88 FEET; THENCE SOUTH 3-3/4 DEGREES WEST 366 FEET TO A POST; THENCE SOUTH 15½ DEGREES EAST 543 FEET TO A LARGE ELM TREE; THENCE NORTH 80 DEGREES EAST 759 FEET TO AN OAK TREE CORNER; THENCE NORTH 31-3/4 DEGREES WEST 34 FEET TO A MULBERRY TREE; THENCE NORTH 33¼ DEGREES WEST 823 FEET TO A POST; THENCE NORTH 86½ DEGREES WEST 369 FEET TO THE BEGINNING, CONTAINING 11.12 ACRES.

ALSO THE RIGHT OF INGRESS AND EGRESS THROUGH SAID LOT 17 AND LOT 11 OF SAID H.H.WILLIAMS PLAN, OVER A 15 FT. RIGHT-OF-WAY LEADING FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT TO THE MURFREESBORO TURNPIKE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A LARGE ELM TREE AT THE SOUTHEAST CORNER OF THE 11.12 ACRE TRACT; RUNNING THENCE WITH THE SOUTH LINE OF SAID TRACT NORTH 15½ DEGREES WEST 15 FEET; THENCE SOUTH 57½ DEGREES WEST 690 FEET; THENCE SOUTH 43-3/4 DEGREES WEST 112 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE WITH THE NORTHWEST LINE OF LOT 11, 200 FEET TO THE NORTHEAST BOUNDARY OF MURFREESBORO TURNPIKE; THENCE EASTERLY WITH THE MURFREESBORO TURNPIKE 15 FEET TO A POINT; THENCE RETURNING AT A UNIFORM DISTANCE OF 15 FEET FROM THE ABOVE DESCRIBED LINE TO THE POINT OF BEGINNING.

INCLUDING THE EASEMENT WHICH THE GRANTORS HAD FOR THE USE OF WATER AS SET OUT IN INSTRUMENT OF RECORD IN BOOK 967, PAGE 200, R.O.D.C. TENNESSEE.

THE FOREGOING BEING THE SAME PROPERTY CONVEYED BY THE LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE TO WLAC, INCORPORATED, OF RECORD IN BOOK NO. 967, PAGE 200, R.O.D.C.TENNESSEE, WLAC, INC. HAVING SURRENDERED ITS CHARTER AND J.TRUMAN WARD, THE GRANTOR HEREIN, BEING THE SOLE OWNER OF THE ENTIRE ISSUE OF THE CAPITAL STOCK OF SAID CORPORATION.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE MILLER WATKINS & WIFE, BROWNIE APPLETON WATKINS, 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 GEORGE MILLER WATKINS & WIFE, BROWNIE APPLETON WATKINS, 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 GEORGE MILLER WATKINS & WIFE, BROWNIE APPLETON WATKINS, do hereby transfer and convey unto WM.F.CARPENTER , 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.