[illegible] CATHERINE E. KLEIN, , 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 $ 8000.00 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 GEORGE KLEIN AND WIFE CATHERINE E. KLEIN , 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 GEORGE KLEIN AND WIFE CATHERINE E. KLEIN THEIR, 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 W.L.BAINBRIDGE, 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 CHARLES C. TRABUE JR. TRUSTEE,

and GEORGE KLEIN AND WIFE CATHERINE E. KLEIN , hereunto set our hands

at NASHVILLE , Tennessee, this the 3RD day of AUGUST , 1944..

CHAS. C. TRABUE JR. TRUSTEE,

GEO KLEIN

CATHERINE E.KLEIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L.BAINBRIDGE JR. , a Notary Public in and for said County and State, the within named GEORGE KLEIN AND WIFE CATHERINE E. KLEIN

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 3RD day of AUGUST 19 44.

My commission expires APRIL 3, 1948

(Seal) W.L.BAINBRIDGE JR.,
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L.BAINBRIDGE JR, , a Notary Public in and for said County and State, the within named CHARLES C. TRABUE JR.

TRUSTEE

the bargainor - , with whom I am personally acquainted, and who acknowledged that HE AS / 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 3RD day of AUGUST 19 44.

My commission expires APRIL 3, 1948

U.S.R.S - 9.35

(Seal) W.L.BAINBRIDGE JR.,
Notary Public.

RECEIVED AUGUST 4TH, 1944. AT 3;18 P.M.FC.

INSTALLMENT DEED

Book No. 1282

FOR AND IN CONSIDERATION of the sum of [illegible] DOLLARS of which FOUR HUNDRED AND NO/100 ($400.00) DOLLARS has been paid in cash by ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY, the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ($1850.00) DOLLARS the said ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY HAVE EXECUTED AND DELIVERED TO THE SANDERS, J. C. SANDERS AND WILLIE E. SANDERS, THEIR SIXTY JOINT LIEN PROMISSORY NOTES, THE FIRST ONE OF WHICH IS FOR THE SUM OF $32.29 AND EACH NOTE RESPECTIVELY THEREAFTER IS FOR AN AMOUNT 12½ CENTS LESS THAN THE PRECEDING NOTE, EXCEPT THE 60TH OR LAST ONE, WHICH IS FOR THE SUM OF $376.87½; AND NONE OF SAID NOTES BEAR INTEREST EXCEPT AFTER MATURITY, THE INTEREST HAVING BEEN COMPUTED AT THE RATE OF 6 PER CENT PER ANNUM ON THE UNPAID BALANCE MONTHLY AND ADDED INTO THE FACE OF EACH NOTE; THE FIRST ONE OF SAID NOTES FALLS DUE ON OR BEFORE SEPTEMBER 1, 1944, AND THE OTHERS, ONE ON OR BEFORE THE FIRST DAY OF EACH AND EVERY MONTH RESPECTIVELY THEREAFTER UNTIL ALL MATURE.

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 [illegible] day of [illegible] 1950.

Attest: [illegible]
DEPUTY REGISTER

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, J. C. SANDERS AND WIFE, WILLIE E. SANDERS,

have this day bargained and sold, and do hereby transfer and convey, unto the said ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY, THEIR

heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN THE 13TH FORMERLY THE 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
FIRST TRACT: BEGINNING IN THE CENTER OF THE OLD HYDES FERRY PIKE, W. E. HYDE'S SOUTHWEST CORNER; THENCE NORTHWARDLY, WITH SAID HYDE'S LINE, 420 FEET TO A ROCK CORNER IN SAID LINE; THENCE EASTWARDLY 52½ FEET TO A ROCK CORNER; THENCE SOUTHWARDLY 420 FEET TO THE CENTER OF SAID PIKE; THENCE WESTWARDLY, WITH SAID PIKE, TO THE BEGINNING, CONTAINING ONE-HALF OF AN ACRE, MORE OR LESS.
SECOND TRACT: BEGINNING IN THE CENTER OF THE OLD HYDES FERRY PIKE, EMMETT HYDE AND T. M. SCOTT'S CORNER; THENCE NORTHWARDLY, WITH SAID EMMETT HYDE'S LINE, 420 FEET TO A ROCK CORNER IN SAID LINE; THENCE WESTWARDLY 52½ FEET TO A CORNER ROCK; THENCE SOUTHWARDLY 420 FEET TO THE CENTER OF SAID HYDES FERRY PIKE; THENCE EASTWARDLY WITH SAID PIKE, 52½ FEET TO THE BEGINNING, CONTAINING ONE-HALF OF AN ACRE, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO J. C. SANDERS AND WIFE, WILLIE E. SANDERS, BY DEED FROM J. W. ARGO AND WIFE, OF RECORD IN BOOK 1136, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

POSSESSION TO BE GIVEN ON OR BEFORE THIRTY DAYS FROM DATE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY, 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 FOR 1944 TAXES, WHICH THE PURCHASER ASSUMES AND AGREES TO PAY. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY, 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 ROSAMOND E. EDNEY AND WIFE, BARBARA LORENE EDNEY do hereby transfer and convey unto L. A. NEWMAN , 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.