WE , the said W.T.DODDS AND WIFE, MARION DODDS , 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 $ ---- 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.

-- 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 -- 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 W.T.DODDS AND WIFE, MARION DODDS , 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 W.T.DODDS, -- 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 WILLIS H.HAYNES, 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 SEC.D.WALLER AND WIFE, JULIA A.WALLER and W.T.DODDS AND WIFE, MARION DODDS, , hereunto set our hands at NASHVILLE, , Tennessee, this the 22 day of MARCH , 1944.

SEC.D.WALLER
JULIA A.WALLER
W.T.DODDS
MARION DODDS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY MCILTYRE , a Notary Public in and for said County and State, the within named SEC.D.WALLER, JULIA A.WALLER, W.T.DODDS AND MARION DODDS 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 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 MAR. 1944.

My commission expires SEPT.9, 1947.

(Seal) MARY MCILTYRE,
Notary Public.

$6.60 U.S. $0.05
RECD MARCH 27, 1944 AT 9:45 A.M.

INSTALLMENT DEED

Book No. 1295

FOR AND IN CONSIDERATION of the sum of $6,750.00 SIXTY-SEVEN-HUNDRED-FIFTY AND NO/100 DOLLARS of which FIFTY-EIGHT-HUNDRED AND NO/100--- DOLLARS has been paid in cash by LEAMON SHOULDERS AND WIFE, EDITH SHOULDERS the receipt of which is hereby acknowledged, and for the remainder $950.00 NINE-HUNDRED-FIFTY AND NO/100--- DOLLARS the said LEAMON SHOULDERS AND WIFE, EDITH M. SHOULDERS

HAVE EXECUTED THEIR 48 JOINT MONTHLY PROMISSORY NOTES, DATED MARCH 24TH 1944, OF WHICH NOTES THE FIRST 47 ARE EACH IN THE PRINCIPAL SUM OF TWENTY ($20.00) DOLLARS, AND THE LAST OR 48TH NOTE BEING IN THE PRINCIPAL SUM OF TEN ($10.00) DOLLARS, BUT WITH THE INTEREST CALCULATED ON THE UNPAID BALANCE FOR ONE MONTH TIME AND ADDED INTO THE FACE OF THE FIRST NOTE THEREBY MAKING SAID FIRST NOTE IN THE SUM BOTH PRINCIPAL AND INTEREST OF TWENTY-FOUR AND 75/100 ($24.75) DOLLARS, AND EACH SUCEEDING NOTE HANDLED IN THE SAME WAY AND MANNER AS THE FIRST NOTE UNTIL THE ENTIRE SUM OF NINE-HUNDRED-FIFTY ($950.00) DOLLARS SHALL BE PAID IN FULL WITH INTEREST, THE FIRST NOTE DUE AND PAYABLE ON OR BEFORE THE 24TH DAY OF APRIL 1944, OTHERS ON OR BEFORE THE 24TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL ARE PAID, ALL PAYABLE TO T. D. RUST AND WIFE MATTIE D. RUST, OR ORDER. SHOULD ANY NOTE OR NOTES BE PAID OFF IN ADVANCE OF MATURITY, THE LEGAL RATE OF INTEREST SHALL BE ALLOWED ON THE PRINCIPAL SUM OF TWENTY ($20.00) DOLLARS, AND FOR THE TIME SO PAID IN ADVANCE OF MATURITY.

BUT IT IS DISTINCTLY UNDERSTOOD AND AGREED TO BY THE SAID T. D. RUST AND WIFE, MATTIE D. RUST, OR ANY SUBSEQUENT OWNERS OF SAID 48 NOTES THAT THEY SHALL BE SUBORDINATE AND SECOND TO A FIRST MORTGAGE OF $4500.00 THE SAME BEING SET OUT HEREIN IN THE PAYMENT OF 150 NOTES WHICH IS TO INCLUDE BOTH PRINCIPAL AND INTEREST IF PAID OFF AND DISCHARGED IN THE WAY AND MANNER EXECUTED, THE PAYMENT OF SAID NOTES SECURED BY A MORTGAGE EXECUTED BY LEAMON SHOULDERS AND WIFE, EDITH M. SHOULDERS TO J. S KIRKPATRICK JR TRUSTEE, AND THE 150 NOTES SHALL BE AND CONSTITUTE A FIRST LIEN ON THE PROPERTY HEREREIN DESCRIBED AND CONVEYED.

MATURITY

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 expresly retained on the land herein conveyed WE, T. D. RUST AND WIFE, MATTIE D. RUST

have this day bargained and sold, and do hereby transfer and convey, unto the said LEAMON SHOULDERS AND WIFE; EDITH M. SHOULDERS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT "A" ON THE MAP OF KENNEDY AND GRAVESPLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF ALPINE AVENUE, 226.2 FEET EASTERLY FROM THE NASHVILLE GALLATIN INTERURBAN RAILROAD RIGHT-OF-WAY RUNNING THENCE IN A SOUTHERLY DIRECTION AND PARALLEL WITH SAID RIGHT-OF-WAY 388½ FEET TO A POINT IN THE SOUTHERLY MARGIN OF SAID LOT "A" 226.2 FEET EASTERLY FROM THE SAID INTERURBAN RIGHT-OF-WAY; THENCE EASTERLY 63.1 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL WITH SAID RIGHT-OF-WAY 388½ FEET TO THE CENTER OF SAID ALPINE AVENUE; THENCE WITH THE SAME AND WESTERLY 63.1 FEET TO THE BEGINNING.
THIS BEING PART OF THE SAME PROPERTY CONVEYED BY DEED FROM CLAYTON S. GLASGOW AND WIFE AMELIA FRANCES GLASGOW TO GRANTORS HEREOF ON APRIL 27TH, 1943, SEE DEED OF RECORD IN BOOK 1264, PAGE 273, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
NOTE: TAXES FOR THE YEAR OF 1944 AND THE INSURANCE ON THIS PROPERTY IS TO BE PRORATED AND ADJUSTED ACCORDINGLY.

I declare that I am the true and lawful holder of Lesame 2748 Notes secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 8 day of April 1944.
Attest: J. P. Wilson, DEPUTY REGISTER
Fostvill Trust Co
by J. A. Williams asst Trsy

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LEAMON SHOULDERS AND WIFE, EDITH M. SHOULDERS, 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 LEAMON SHOULDERS AND WIFE, EDITH M SHOULDER, 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 LEAMON SHOULDERS AND WIFE, EDITH M. SHOULDERS do hereby transfer and convey unto ETHEL D. RUST, 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.