WE , the said VIRGIL COLLEY AND WIFE, LENA COLLEY, , 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 $ 3000.00 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 VIRGIL COLLEY AND WIFE, LENA COLLEY, , 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 VIRGIL COLLEY AND WIFE, LENA COLLEY, 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 TOM ED MURRAY 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 SARAH JESSIE STARR LEBLANC AND HUSBAND, GEORGE LEBLANC, SELLERS, and VIRGIL COLLEY AND WIFE, LENA COLLEY, BUYERS, , hereunto set our hands at NASHVILLE , Tennessee, this the 1 day of MAY, , 1944.

SARAH JESSIE STARR LEBLANC
GEORGE LEBLANC
VIRGIL COLLEY
LENA COLLEY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CHARLES T. SHAW , a Notary Public in and for said County and State, the within named SARAH JESSIE STARR LEBLANC AND HUSBAND, GEORGE LEBLANC, AND VIRGIL COLLEY AND WIFE, LENA COLLEY, the bargainor S , 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 X husband , the said X , 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 expressed.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of MAY, 1944.

My commission expires APRIL 29, 1947.

Seal: CHAS. T. SHAW,
Notary Public.

U.S.R.S. $3.30.
RECD MAY 1ST, 1944 AT 1:20 P M

NUMBER 5319
RECORDED MAY 1, 1944

HATTIE READY, WIDOW OF
ED READY ET AL
--TO--
H. P. GORDEN AND WIFE
CARRIE GORDEN

INSTALLMENT DEED

Book No. 1295

FOR AND IN CONSIDERATION of the sum of SIXTEEN HUNDRED ($1600) AND 00/100 --- DOLLARS of which EIGHT HUNDRED ($800.00) AND 00/100 -- -- DOLLARS has been paid in cash by H. P. GORDEN AND WIFE, CARRIE GORDEN , the receipt of which is hereby acknowledged, and for the remainder EIGHT HUNDRED ($800.00) AND 00/100 ----- , the said H. P. GORDEN AND WIFE, CARRIE GORDEN DOLLARS HAVE EXECUTED THEIR FORTY (40) PRINCIPAL PROMISSORY NOTES IN THE AMOUNT OF TWENTY (20) DOLLARS EACH. ALL OF SAID NOTES ARE OF EVEN DATE WITH THIS INSTRUMENT AND PAYABLE TO THE ORDER OF "OURSELVES". THE FIRST ONE OF SAID NOTES IS DUE ON OR BEFORE ONE MONTH AFTER DATE; THE OTHERS, EACH ON OR BEFORE TWO, THREE, FOUR MONTHS, ETC, AFTER DATE, UNTIL THEY ALL MATURE. EACH AND ALL OF SAID NOTES HAVE BEEN SIGNED, INDORSED AND NEGOTIATED, BY US FOR THEIR FULL FACE VALUE IN DUE COURSE OF TRADE;

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 14 day of Nov 1946.

Attest: J. P. Wilson DEPUTY REGISTER

Bank and Savings Trust Co
By [illegible]

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, HATTIE READY, WIDOW OF ED READY; LENA READY HOOVER AND NETTIE READY TOWNSEND (WIDOW), SISTERS AND ONLY LEGAL HEIRS OF ED READY

have this day bargained and sold, and do hereby transfer and convey, unto the said H. P. GORDEN AND WIFE, CARRIE GORDEN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 23 ON THE PLAT OF JOHN LANGHAM'S ADDITION, AS OF RECROD IN BOOK 57, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 23 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HERMAN STREET AND EXTENDS BACK 161.33 FEET ON THE WESTERLY LINE AND 161.2 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ED READY BY DEED FROM JNO. LANGHAM AND WIFE, OF RECORD IN BOOK 346, PAGE 221, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said H. P. GORDEN AND WIFE, CARRIE GORDEN, 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 [illegible] heirs and representatives, to warrant and forever defend the title to said real estate to said H. P. GORDEN AND WIFE, CARRIE GORDEN, 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 H. P. GORDEN AND WIFE, CARRIE GORDEN do hereby transfer and convey unto A. T. PRICE , 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.