WE , the said WILLIE SISCO AND WIFE MARY SISCO, , 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 $ NONE 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 WILLIE SISCO AND WIFE MARY SISCO , 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 WILLIE SISCO AND WIFE MARY SISCO 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 J. F. BURRIS Trustee, shall be vested in said successor.

X ~~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 DELLA VINE BURRIS

and WILLIE SISCO AND WIFE MARY SISCO, , hereunto set our hands

at NASHVILLE , Tennessee, this the 24 day of APRIL , 19 44 .

DELLA VINE BURRIS HER X MARK

WITNESS WILLIE SISCO

R. B. KENNEDY

EVA C. KENNEDY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. B. KENNEDY , a Notary Public in and for said County and State, the within named DELLA VINE BURRIS, AND WILLIE SISCO AND WIFE MARY SISCO

the bargainor , 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 24 day of MAY 19 44

My commission expires JULY 3, 1947

(Seal) R. B. KENNEDY

Notary Public.

RECEIVED MAY 3, 1944 AT 11:40 P.M. 1585 W.T.B. - BS

177 A

INSTALLMENT DEED

Book No. 1295

FOR AND IN CONSIDERATION of the sum of $3,250.00 THREE THOUSAND TWO HUNDRED FIFTY AND/ 00/100 DOLLARS

of which $400.00 FOUR HUNDRED AND 00/100 DOLLARS has been paid in cash by PEARL GOODWIN GROVER CLEVELAND GOODWIN AND WIFE, GRACE, the receipt of which is hereby acknowledged, and for the remainder

($2,850.00 TWO THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS

the said GROVER CLEVELAND GOODWIN AND WIFE, GRACE PEARL GOODWIN HAVE EXECUTED ONE NOTE FOR HUNDRED FIFTY ($250) DOLLARS, DUE OCTOBER 5TH, 1944, AND THIRTEEN PROMISSORY NOTES FOR TWO HUNDRED ($200) DOLLARS EACH, SAID PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE ANNUALLY. THE FIRST NOTE FOR TWO HUNDRED FIFTY ($250)DOLLARS DUE OCTOBER 5TH, 1944, AND THE OTHER THIRTEEN SAID NOTES OF TWO HUNDRED ($200) DOLLARS EACH PROVIDE FOR PAYMENT ON OR BEFORE DUE DATE WITH INTEREST AT 6 PER CENT EXCEPT THE FIRST NOTE FOR TWO HUNDRED FIFTY ($250)DOLLARS WHICH IS A NONE-INTEREST BEARING NOTE.

THE PROPERTY CONVEYED SUBJECT TO A MORTGAGE OF TWO THOUSAND THREE HUNDRED ($2,300) DOLLARS, HELD BY CARRIE PULLY, OF WHICH THE GRANTOR, MRS. E.E. MORELAND WIFE, OLENA LEE MORELAND, AGREE TO PAY.

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.

I, E.E. MORELAND WIFE, OLENA LEE MORELAND, XM have this day bargained and sold, and do hereby transfer and convey, unto the said GROVER CLEVELAND GOODWIN AND WIFE GRACE PEARL GOODWIN heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

ONE-HALF, NORTHERN PART, OF FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE 3RD, FORMERLY 2D, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO.1 AND A PART OF LOT NO.2 ON THE MAP SHOWING THE SUB-DIVISION OF THE A. NELSEN FARM ON STONES RIVER PIKE OR COUCHVILL PIKE, OF RECORD IN BOOK 332 PAGE 158 REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE COUCHVILLE OF STONES RIVER PIKE, THE SOUTHEAST CORNER OF THE J.S. SHERRILL LAND; THENCE WITH THE DIVIDING LINE BETWEEN THE SHERRILL LANDS AND THE PROPERTY HEREIN DESCRIBED NORTH 90 POLES TO A BLACK WALNUT STAKE IN THE CENTER OF A 15 FOOT COUNTY ROAD; THENCE EAST WITH THE CENTER OF SAID ROAD AND WITH THE SOUTH LINE OF THE B.H. PULLEY LANDS 113.5 POLES TO A STONE; THENCE SOUTH 1½ DEGREES WEST 81.2 POLES TO A POINT IN THE NORTH LINE OF THE LANDS CONVEYED TO O.E. PULLEY AND WIFE, BY DEED OF RECORD IN BOOK 1101 PAGE 132, SAID REGISTER'S OFFICE; THENCE NORTH 88½ DEGREES WEST 6 POLES TO THE NORTH-WEST CORNER OF THE LANDS OF O.E. PULLEY ABOVE MENTIONED; THENCE WITH PULLEY'S WESTERLY LINE SOUTH 5 DEGREES EAST 81.2 POLES TO A POINT IN THE CENTER OF THE COUCHVILL PIKE; THENCE WITH THE CENTER OF THE COUCHVILL PIKE NORTH 71½ DEGREES WEST 67.8 POLES; THENCE NORTH 44 DEGREES WEST 200 POLES; THENCE NORTH 38 DEGREES WEST 34 POLES TO THE POINT OF BEGINNING, CONTAINING 82.7 ACRES MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO CARRIE PULLY BY DEED FROM BEN F. PULLY, OF RECORD IN BOOK 542 PAGE 606, SAID REGISTER'S OFFICE.
BEING THE SAME PROPERTY CONVEYED TO E.E. MORELAND AND WIFE, OLENA LEE MORELAND FROM CARRIE PULLY OF RECORD IN BOOK 542 PAGE 606.

, 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 24 day of March 1958.

Attest: Eugene Marchbanks DEPUTY REGISTER E E Moreland

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GROVER CLEVELAND GOODWIN AND WIFE, GRACE PEARL GOODWIN 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 AS HEREINBEFORE SET OUT.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GROVER CLEVELAND GOODWIN AND WIFE, GRACE PEARL GOODWIN 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 GROVER CLEVELAND GOODWIN AND WIFE, GRACE PEARL GOODWIN do hereby transfer and convey unto R.C. BOYCE JR , 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.