WE, , the said O.B. PARHAM AND WIFE IRENE CHARLTON PARHAM , 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.

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 O.B. PARHAM AND WIFE IRENE CHARLTON PARHAM , 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 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 O.B. PARHAM AND WIFE IRENE CHARLTON PARAHAM 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.B.WATSON 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 E.W. BAREFIELD AND WIFE MARGARET R. BAREFIELD, and O.B. PARHAM AND WIFE IRENE CHARLTON PARHAM , hereunto set our hands at NASHVILLE , Tennessee, this the 12 day of JULY , 1944.

E.W. BAREFIELD,
MARGARET R. BAREFIELD,
O.B. PARHAM
IRENE C. PARHAM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON , a Notary Public in and for said County and State, the within named E.W. BAREFIELD AND WIFE MARGARET R .BAREFIELD AND O.B. PARHAM AND WIFE IRENE CHARLTON PARHAM 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 24 day of JULY 19 44.

My commission expires APRIL 6, 1946

U.S.R.S $ 4.40

Seal) DODSON BATSON
Notary Public.

RECEIVED JULY 26TH,1944. AT 11;08 A.M. FC.

INSTALLMENT DEED

Book No. 1296

FOR AND IN CONSIDERATION of the sum of ($3150.00) THIRTY ONE HUNDRED FIFTY & NO/100 DOLLARS of which SIX HUNDRED FIFTY & NO/100 DOLLARS has been paid in cash by AVERY HOLLAND UREN , the receipt of which is hereby acknowledged, and for the remainder ($2500.00) TWENTY FIVE HUNDRED & NO/100 DOLLARS the said AVERY HOLLAND UREN, HAS EXECUTED AND DELIVERED HER PROMISSORY NOTE IN THE PRINCIPAL SUM OF $2500.00 , OF EVEN DATE HEREWITH, PAYABLE IN MONTHLY INSTALLMENTS OF $27.76 PER MONTH WHICH INCLUDES PRINCIPAL AND SIX PER CENT INTEREST. THE FIRST PAYMENT ON SAID NOTE IS DUE THIRTY DAYS FROM DATE OF THIS DEED AND ANOTHER PAYMENT FOR THE SAME AMOUNT IS DUE ON THE SAME DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL SAID NOTE WITH INTEREST HAS BEEN PAID IN FULL . SAID NOTE IS PAYABLE TO L.C. WILLIAMSON AND WIFE, CARRIE M. WILLIAMSON, AND IS SIGNED BY AVERY HOLLAND UREN AS MAKER. EXTRAPAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE.

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 22 day of July 1954.
Attest: T.B. Wilson DEPUTY REGISTER — Carrie M. Williamson

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. L.C.WILLIAMSON AND WIFE CARRIE M. WILLIAMSON have this day bargained and sold, and do hereby transfer and convey, unto the said AVERY HOLLAND UREN TO HER SOLE AND SEPARATE USE FREE FROM THE DEBTS CONTRACTS, LIABILITIES AND MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO MORTGAGE, SELL OR CONVEY WITHOUT THE JOINDER OR DISCLOSURE OF ANY BENEFICIARY HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

THE WEST HALF OF LOT NO.7 OF BLOCK NO.1 OF D.H. BAILEY'S SUBDIVISION OF PART OF THE ALLISON PROPERTY IN THE 18TH WARD OF THE CITY OF NASHVILLE FORMERLY IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH IS RECORDED IN THE REGISTER'S OFFICE FOR SAID COUNTY, IN BOOK NO.161, PAGE 73.

SAID WEST HALF OF LOT NO.7 FRONTS 50 FEET ON THE NORTH SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY. REFERS TO BOOK 386, PAGE 456, BEING THE SAME PROPERTY CONVEYED TO L.C.WILLIAMSON AND WIFE CARRIE M.WILLIAMSON BY LOLA BAIRD A WIDOW, OF RECORD IN BOOK 554, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said AVERY HOLLAND UREN HER 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 THE TAXES FOR THE YEAR 1944 WHICH HAVE BEEN PRO RATED AND ASSUMED BY THE GRANTEE HEREIN. WE further covenant and bind OURSELVES OUR AVERY HOLLAND UREN heirs and representatives, to warrant and forever defend the title to said real estate to said HER, 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 ME in hand paid I, , the said AVERY HOLLAND UREN do hereby transfer and convey unto ELEANOR WILLIAMSON BAILEY , 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.