WE , the said J. C. FRAME AND WIFE, LOUISE G. FRAME, , 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 $ 500.00 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 J. C. FRAME AND WIFE LOUISE G. FRAME, , 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 J. C. FRAME AND WIFE LOUISE G. FRAME 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 M. L. STEPHENS Trustee, shall be vested in said successor.

~~Said Trustee shall execute the trust herein above required to give bond and security as required by law in any jurisdiction of settlement in relation to the property.~~

In Witness Whereof, We, the said F. A. SAGER AND WIFE, RUTH SAGER and J. C. FRAME AND WIFE, LOUISE G. FRAME , hereunto set our hands at NASHVILLE , Tennessee, this the 10TH day of AUGUST , 1944 .

F. A. SAGER
RUTH SAGER

J. C. FRAME
LOUISE G. FRAME

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. R. PEGRAM , a Notary Public in and for said County and State, the within named F. A. SAGER AND WIFE, RUTH SAGER & J. C. FRAME AND WIFE, LOUISE G. FRAME the bargainors , 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 10TH day of AUGUST 19 44

My commission expires APRIL 4, 1948 (Seal) F. R. PEGRAM Notary Public.

RECEIVED AUGUST 11, 1944 AT 1:26 P.M. - USRS $1.10 - DG

NUMBER 10388 RECORDED AUGUST 14, 1944

LOUIS DOOCHIN AND WIFE, DORA DOOCHIN -TO- JAMES BEDFORD AND WIFE, LUCILE BEDFORD

INSTALLMENT DEED

Book No. 1296

FOR AND IN CONSIDERATION of the sum of ($475.00) FOUR HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS of which FIFTY FIVE AND NO/100 ($55.00) DOLLARS has been paid in cash by J MES BEDFORD AND WIFE, LUCILE BEDFORD , the receipt of which is hereby acknowledged, and for the remainder ($420.00) ~~FOUR HUNDRED TWENTY AND NO/100~~ DOLLARS the said JAMES BEDFORD AND WIFE, LUCILE BEDFORD HAVE EXECUTED THEIR ONE PROMISSORY LIEN NOTE OF EVEN DATE HEREWITH IN THE PRINCIPAL SUM OF $420.00 PAYABLE TO THE ORDER OF LOUIS DOOCHIN, SAID NOTE IS PAYABLE IN TWENTY-EIGHT MONTHLY INSTALLMENTS ~~OF $16.05~~ EACH, THE FIRST INSTALLMENT BEING DUE ON THE 4TH DAY OF SEPTEMBER 1944 AND EACH SUCCEEDING INSTALLMENT BEING DUE ON THE 4TH DAY OF EACH MONTH RESPECTIVELY THEREAFTER. THE SAID INSTALLMENTS INCLUDE PRINCIPAL AND INTEREST.

INSTALLMENTS MATURITY

all of said ~~notes~~ bearing six per cent interest from date ~~xxx~~ 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, LOUIS DOOCHIN AND WIFE DORA DOOCHIN

have this day bargained and sold, and do hereby transfer and convey, unto the said JAMES BEDFORD AND WIFE LUCILE BEDFORD THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOTS NOS. 42, 43, 44, AND 45 ON THE MAP OF J. B. DAVIS' SUBDIVISION OF RECORD IN BOOK 161, PAGE 123, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 42 FRONTS 25 FEET ON THE NORTHERLY SIDE OF BATAVIA STREET, AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO AN ALLEY. LOTS NOS. 43 AND 44 FRONT 50 FEET EACH ON THE NORTHERLY SIDE OF BATAVIA STREET AND RUN BACK BETWEEN PARALLEL LINES 158 FEET TO AN ALLEY. SAID LOT NO. 45 FRONTS 25 FEET ON THE NORTHERLY SIDE OF BATAVIA STREET AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO AN ALLEY. THE ABOVE MEASURES ARE MORE OR LESS.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO LOUIS DOOCHIN ET AL BY DEED FROM LULA B. ANTHONY AS OF RECORD IN BOOK 1195, PAGE 439, R.O.D.C., TENN.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO LOUIS DOOCHIN BY DEED AS OF RECORD IN BOOK 1163, PAGES 493, 499, 500 R.O.D.C., TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES BEDFORD AND WIFE, LUCILE BEDFORD, 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 JAMES BEDFORD AND WIFE LUCILE BEDFORD, 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 JAMES BEDFORD AND WIFE LUCILE BEDFORD do hereby transfer and convey unto ELKIN GARFINKLE , 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.