I , the said JNO. L. RICHARDSON , 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 $ INSURABLE VALUE 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.

I 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 I 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 I , the said JNO. L. RICHARDSON , 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 I 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. OR IF I 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.

I 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. I 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 JNO L. RICHARDSON, HIS 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 MARION ALBERT HANNAH 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 LEROY BARNETT AND WIFE, MARY GLENN DAVIS BARNETT and JNO. L. RICHARDSON , hereunto set our hands at NASHVILLE , Tennessee, this the 25TH day of SEPTEMBER , 1944.

LEROY BARNETT
MARGARET GLENN DAVIS BARNETT
JNO. L. RICHARDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. W.E. NIX , a Notary Public in and for said County and State, the within named LEROY BARNETT AND WIFE, MARGARET GLENN DAVIS BARNETT 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 XX husband , the said , 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 26 day of SEPTEMBER 19 44.

My commission expires JAN 5, 1948

(Seal) MRS. W.E. NIX
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B. WALTON , a Notary Public in and for said County and State, the within named JNO. L. RICHARDSON, A WIDOWER the bargainor S, with whom I am personally acquainted, and who acknowledged that HE 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 , 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. XX

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of SEPTEMBER 1944.

My commission expires APRIL 8, 1945

(Seal) E.B. WALTON
Notary Public.

U.S.R.S.$1.65
REC'D SEPT 28, 1944 AT 2:02 P.M.
CM

INSTALLMENT DEED

Book No. 1302

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIVE HUNDRED AND NO/100 ($1,500.00) DOLLARS of which ONE HUNDRED AND NO/100 ($100.00) DOLLARS has been paid in cash by MRS. SADIE BUCHANAN RICHARDSON(WIFE OF BURNACE N. RICHARDSON) the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND FOUR HUNDRED AND NO/100 ($1,400.00) DOLLARS the said MRS. SADIE BUCHANAN RICHARDSON HAS ON THIS THE 25TH DAY OF SEPTEMBER 1944, EXECUTED HER ONE HUNRED(100) PROMISSORY MONTHLY NOTES, PAYABLE TO THE ORDER OF LEROY BARNETT, AND WIFE MARGARET GLENN DAVIS, BARNETT, BEGINNING OCTOBER 25, 1944. THE PRINCIPAL SUM BEING FOURTEEN AND NO/100 ($14.00) DOLLARS EACH, WITH SIX (6) PER CENT INTEREST PER ANNUM, FROM DATE COMPUTED AND ADDED TO THE FACE OF EACH NOTE, MAKING THE FIRST ONE OF SAID NOTES PRINCIPAL AND INTEREST IN THE SUM OF TWENTY-ONE AND NO/100 ($21.00) DOLLARS AND EACH SUCCEEDING NOTE IN THE SUM OF SEVEN (7) CENT LESS THAN THE PRECEDING NOTE, UNTIL ALL OF SAID ONE HUNDRED (100) NOTES HAVE BEEN PAID IN FULL.

ANY ONE OR ALL OF THIS SERIES OF NOTES MAY BE TAKEN UP AT ANY TIME BEFORE MATURITY AT A DISCOUNT OF SEVEN(7) CENTS PER MONTH FOR THE TIME UNEXPIRED, PROVIDED THAT THEY BE TAKEN UP IN THE ORDER OF THEIR MATURITY.

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BOOK NO. 2142 PAGE NO. 481
R.O.D.C., TENN.

all of said notes bearing six per cent interest from date OF MATURITY ONLY, 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, LEROY BARNETT AND WIFE MARGARET GLENN DAVIS BARNETT,

have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. SADIE BUCHANAN RICHARDSON FOR HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS LIABILITIES CONTRACTS AND CONTROL OF HER PRESENT OR ANY FUTURE HUSBAND AND WITH FULL POWER TO MORTGAGE SELL, LEASE, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY PERSON WHOMSOEVER HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LOCATED AND BEING IN THE ELEVEN CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.FIFTY THREE (53) AND THE SOUTHERLY TWENTY FIVE (25) FEET OF LOT NO.FIFTY FOUR (54) ON THE MAP OR PLAN OF MAWAKWA HILLS, POWWOW ADDITION, SECTION NO. TWO (2) AS OF RECORD IN BOOK 974, PAGE 10, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOT NO.53 AND THE SAID SOUTHERLY 25 FEET OF LOT NO.54 ADJOIN AND TOGETHER FRONT SEVENTY FIVE (75) FEET ON THE EASTERLY SIDE OF WHOOPEE TRAIL AND EXTEND BACK EASTERLY BETWEEN PARALLEL LINES ONE HUNDRED AND FIFTY (150) FEET TO A DEAD LINE AND MEASURES SEVENTY FIVE (75) FEET THEREON.

SAID LOT NO.53 AND THE SOUTHERLY 25 FEET OF LOT NO.54 BEING A PART OF THE SAME PROPERTY CONVEYED TO LEROY BARNETT AND WIFE GLENN DAVIS BARNETT, BY DEED OF RECORD IN BOOK 1132, PAGE 249, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IT IS UNDERSTOOD AND AGREED BY ALL PARTIES HERETO THAT THE TOILET LOCATED ON THE NORTHERLY TWENTY -FIVE (25) FEET OF LOT NO.54 MAY BE REMOVED WITHIN THIRTY (30) DAYS FROM DATE HEREOF, UPON LOT NO.53 AT THE EXPENSE OF THE PURCHASER HEREIN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. SADIE BUCHANAN RICHARDSON 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 1944 TAXES WHICH WE WILL PAY WHEN DUE, WE, further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. SADIE BUCHANAN RICHARDSON 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 MRS. SADIE BUCHANAN RICHARDSON do hereby transfer and convey unto MARION ALBERT HANNAH , 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.