WE , the said GEORGE P.DANCE AND WIFE, RUBY J.DANCE, , 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 $ 3,000 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 ---- , 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 --- 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, IF 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 US, GEO.P.DANCE AND WIFE, -- 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 NOAH W. COOPER 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 GEORGE P.DANCE AND WIFE, RUBY J.DANCE, and METHODIST BENEVOLENT ASSOCIATION , hereunto set our hands at NASHVILLE , Tennessee, this the 31 day of JULY , 1944 .

GEO.P.DANCE
MRS. RUBYE J.DANCE

(NO SEAL) METHODIST BENEVOLENT ASSOCIATION
E.P.ANDERSON, SECY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CURTIS B.HALEY , a Notary Public in and for said County and State, the within named GEORGE P.DANCE AND WIFE, RUBY J.DANCE, AND E.P.ANDERSON, (SECRETARY OF METHODIST BENEVOLENT ASSOCIATION) 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 29TH day of AUGUST 19 44.

My commission expires OCT. 31, 1945.

(Seal) CURTIS B.HALEY,
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CURTIS B.HALEY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ~~DR.~~ E.P.ANDERSON WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO AVERRED HIMSELF ON OATH TO BE THE GENERAL SECRETARY OF THE METHODIST BENEVOLENT ASSOCIATION THE BARGAINORS, A TENNESSEE CORPORATION; AND THAT HE AS SUCH BEING SO DULY AUTHORIZED TO DO, DID EXECUTE THE ABOVE INSTRUMENT FOR THE SAID METHODIST BENEVOLENT ASSOCIATION, BY SIGNING ITS NAME AND AFFIXING THE SEAL OF SAID ASSOCIATION TO SAID INSTRUMENT BY HIM AS GENERAL SECRETARY; AND FOR THE PURPOSES THEREIN STATED.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE, TENNESSEE, THIS 2 DAY OF SEPTEMBER, 1944.

(SEAL) CURTIS B.HALEY,
CURTIS B. HALEY, NOTARY PUBLIC.

COMMISSION EXPIRES OCT.31, 1945.
U.S.R.S. $3.85
RECD SEPT. 9, 1944 AT 9:56 A.M.

NUMBER 11934 RECORDED SEPTEMBER 12, 1944

ANTONIO PETRUCELLI, ET UX -TO- THOMAS JAMES HUNTER, ET UX

BROWN & DODDS

INSTALLMENT DEED

Book No. 1304

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND NO/100 ($1000.00) DOLLARS of which ONE HUNDRED AND NO/100 ($100.00) DOLLARS has been paid in cash by THOMAS JAMES HUNTER AND WIFE, MAGGIE J. J. HUNTER, receipt of which is hereby acknowledged, and for the remainder NINE HUNDRED AND NO/100 ($900.00) DOLLARS the said THOMAS JAMES HUNTER AND WIFE, MAGGIE J. J. HUNTER HAVE EXECUTED THEIR SIXTY-SIX (66) VENDOR LIEN NOTES IN THE AMOUNT OF SIXTEEN ($16.00) DOLLARS EACH, AND ONE (1) NOTE IN THE AMOUNT OF THREE AND 25/100 ($3.25) DOLLARS. INTEREST AT SIX PER CENT (6%) HAVING BEEN COMPUTED AND ADDED TO THE PRINCIPAL, THE FIRST OF SAID NOTES BEING DUE AND PAYABLE ONE MONTH FROM THE DATE OF EXECUTION THEREOF, AND THE BALANCE BEING DUE ON CONSECUTIVE MONTHS THEREAFTER UNTIL ALL OF SAID NOTES HAVE BEEN PAID IN FULL.

I declare that I am the true and lawful holder of the claim secured by the within instrument and that the same is just and correct and that the lien thereof is recorded, and hereby authorize the Register to enter satisfaction thereof on the margin of the lien book.
May 1945.
Attest: C. M. Napier, REGISTER
By [illegible] DEPUTY REGISTER

MATURITY

all of said notes bearing six per cent interest from ~~XXXX~~ 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, ANTONIO PETRUCELLI AND WIFE, MARGARET M. PETRUCELLI have this day bargained and sold, and do hereby transfer and convey, unto the said THOMAS JAMES HUNTER AND WIFE, MAGGIE J. J. HUNTER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 9 AND 10 ON THE MAP OF T. M. STEGER'S FIRST SUBDIVISION OF THE OLD BARROW PLACE, NOT RECORDED. SAID LOTS NOS. 9 AND 10 FRONT 40 FEET EACH ON THE SOUTHERLY SIDE OF CLIFTON PIKE AND RUN BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HENRY BROWN AND WIFE, LAURA BROWN, BY DEED FROM H. N. ARNSTEIN AND WIFE, OF RECORD IN BOOK 691, PAGE 71. AND BOOK 691, PAGE 72, R.O.D.C., TENNESSEE; AND PASSING BY INHERITANCE TO ALBERT LOVE AND JOHN LOVE III AS TENANTS IN COMMON, A ONE-HALF UNDIVIDED INTEREST IN WHICH WAS CONVEYED TO JAKE PAYNE AND HARRY DIAMOND BY ALBERT LOVE, AND BEING THE SAME PROPERTY CONVEYED BY JOHN B. COBB, COUNTY COURT CLERK, TO ANTONIO PETRUCELLI, BY DEED RECORDED IN BOOK 1291, PAGE 203, R.O.D.C., TENNESSEE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said THOMAS JAMES HUNTER AND WIFE, MAGGIE J.J. HUNTER, 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 THOMAS JAMES HUNTER AND WIFE, MAGGIE J.J. HUNTER, 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 THOMAS JAMES HUNTER AND WIFE, MAGGIE J.J. HUNTER do hereby transfer and convey unto TOM ED MURRAY , 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.