WE , the said GEORGE W. BENZENHAFER AND WIFE, KATHERINE BENZENHAFER, 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.

-- 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 -- 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 -- , 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 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 GEORGE W. BENZENHAFER AND WIFE, KATHERINE BENZENHAFER, THEIR 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.R.COARSEY 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 R.R.MINCY AND WIFE, MARION MINCY

and GEORGE W.BENZENHAFER AND WIFE, KATHERINE BENZENHAFER , hereunto set our hands

at MADISON , Tennessee, this the 19 day of JUNE , 1944 .

R.R.MINCY
MARION MINCY.
GEORGE W.BENZENHAFER
KATHERINE BENZENHAFER.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS, , a Notary Public in and for said County and State, the within named R.R.MINCY AND WIFE, MARION MINCY AND GEORGE W. BENZENHAFER AND WIFE, KATHERINE BENZENHAFER 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 X having appeared before me privately and apart from X husband , the said X , 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 MADISON, Nashville, Tennessee, this 19TH day of JUNE, 1944 .

My commission expires OCT. 8, 1945.

(Seal) MYRTLE DAVIS,
Notary Public.

U.S.R.S. $0.55
RECD SEPT. 29, 1944 AT 10:34 A.M.

INSTALLMENT DEED

Book No. 1304

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND AND NO/100 ($4,000.00) DOLLARS

of which FIVE HUNCRED AND NO/100 ($500.00) DOLLARS has been paid in cash by A PART OF JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS , the receipt of which is hereby acknowledged, and for the remainder BEING IN THE SUM OF TWO THOUSAND FOUR HUNDRED NINETY AND 46/100 ($2,490.46) DOLLARS

the said JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS, HAVE ASSUMED AND AGREE TO PAY AN INDEBTEDNESS IN THE SAID SUM OF $2490.46, OWING TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, SAID INDEBTEDNESS BEING THE BALANCE OWING ON A NOTE ORIGINALLY IN THE SUM OF $3,000.00, WHICH SAID NOTE IS SECURED BY LIEN OBTAINED IN A DEED RECORDED IN BOOK 1237, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FOR THE REAMINDER BEING IN THE SUM OF $1009.54, THE SAID JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF JAMES J. REYNOLDS AND BERTIE REYNOLDS IN SAID PRINCIPAL SUM OF $1009.54, BEARING INTEREST FROM DATE AT THE RATE OF SIX PER CENTUM PER ANNUM ON THE UNPAID BALANCE, SAID PRINCIPAL AND INTEREST SHALL BE PAYABLE IN MONTHLY INSTALLMENTS OF $40.00 EACH, PAYMENTS TO BE APPLIED FIRST TO INTEREST ON THE UNPAID BALANCE AND THE REMAINDER TO PRINCIPAL. THE FIRST INSTALLMENT SHALL BE DUE AND PAYABLE NOVEMBER 1ST, 1944 AND ANOTHER INSTALLMENT SHALL BE DUE AND PAYABLE ON THE SAME DAY OF EACH MONTH THEREAFTER UNTIL SAID DEBT, PRINCIPAL AND INTEREST IS PAID IN FULL. EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE. SAID NOTE

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BOOK NO. 1977 PAGE NO. 306
R.O.D.C. TENN.

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, JAMES J.REYNOLDS AND WIFE, BERTIE REYNOLDS

have this day bargained and sold, and do hereby transfer and convey, unto the said JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 115 AND 116 ON THE MAP OF RAYON CITY, AS OF RECORD IN BOOK 843, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 115 AND 116 ADJOIN AND FRONT TOGETHER 90 FEET ON THE NORTHWESTERLY SIDE OF LINDBERGH AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A 10-FOOT RESERVED STRIP IN THE REAR.

BEING THE SAME PORPERTY CONVEYED TO JAMES J. REYNOLDS AND WIFE, BERTIE REYNOLDS, BY DEED FROM FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, OF RECORD IN BOOK 1237, PAGE 221, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBECT TO RESTRICTIVE COVENANTS AS ARE APPLICABLE TO THE PROPERTY ABOVE DESCRIBED.

IN ADDITION TO THE ABOVE CONVEYANCE THE GRANTORS HEREIN HEREBY TRANSFER TO THE GRANTEES ALL FUNDS HELD IN ESCROW FOR THE PAYMENT OF TAXES AND INSURANCE PREMIUMS IN CONNECTION WITH THE VENDOR'S LIEN NOTE ABOVE DESCRIBED, AND GRANTEES HEREBY ASSUME AND AGREE TO PAY ALL TAXES ON THE ABOVE DESCRIBED PROPERTY FOR 1944.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said heirs and assigns, forever, JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS, THEIR 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 HEREIN BEFORE 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 JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS 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 at they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE , the said JOHN R. ADAMS AND WIFE, OCIE ORA ADAMS

do hereby transfer and convey unto A.J. LINX, SR., , 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.

INSTALLMENTS