We , the said Robert M.Patterson and wife Mattie C.Patterson , 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 $ 1500.00 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 Robert M.Patterson and wife, Mattie C.Patterson , 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 expressl y 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 Robert M.Patterson and wife,Mattie C.Patterson,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 O.T.Sanders 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 JohnW.Deal and wife,Evelyn Sanders Deal

and Robert M.Patterson and wife,Mattie C.Patterson , hereunto set our hands

at Nashville , Tennessee, this the 14th day of August , 1945.

John W.Deal
Evelyn Sanders Deal
Robert M.Patterson
Mattie C.Patterson

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Clark Gower , a Notary Public in and for said County and State, the within named John W.Deal and wife, Evelyn Sanders Deal

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

x

having appeared before me privately and apart from husband , the said

x , 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 14 day of August 19 45.

My commission expires Oct 23 1946.

(Seal) Clark Gower
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Isadore K.Abrahams , a Notary Public in and for said County and State, the within named Robert M.Patterson and wife, Mattie C.Patterson

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

x

having appeared before me privately and apart from husband , the said

x

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 Nashville, Tennessee, this 14th day of August 1945.

My commission expires 7-10-1949.

U.S.R.S. $3.30

(Seal) Isadore K.Abrahams
Notary Public.

Rec'd Aug 14,1945 at 2:10 P.M.
C

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO HUNDRED AND TWENTY-FIVE $5,225.00) DOLLARS of which TWO THOUSAND ($2,000.00) DOLLARS has been paid in cash by BY MRS. ANNIE MAE VANCE TENPENNY , the receipt of which is hereby acknowledged, and for the remainder THIRTY-TWO HUNDRED AND TWENTY-FIVE ($3,225.00) DOLLARS the said MRS. ANNIE MAE VANCE TENPENNY AND HUSBAND, RAY TENPENNY, HAVE EXECUTED THEIR NOTE OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF CHARLES NELSON EXECUTOR OF THE WILL OF SARAH E. BAXTER, IN THE AMOUNT OF $3,225.00, PAYABLE ON OR BEFORE NOVEMBER 13, 1945, WITH INTEREST AT THE RATE OF 5% PER ANNUM.

SAID NOTE PROVIDES

~~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 I, CHARLES NELSON, EXECUTOR OF THE WILL OF SARAH E. BAXTER, DECEASED.

have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. ANNIE MAE VANCE TENPENNY, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 62 FEET OF LOT NO. 56 ON THE PLAN OF BELMONT LAND COMPANY'S PROPERTY, CALLED "BELMONT HEIGHTS" AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 56 FRONTS 62 FEET ON THE SOUTHERLY SIDE OF LINDEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

TITLE TO SAID PROPERTY IS IN CHARLES NELSON, AS EXECUTOR OF THE WILL OF SARAH E. BAXTER, DECEASED, OF RECORD IN WILL BOOK 60, PAGE 188, COUNTY COURT FOR SAID COUNTY.

TAXES FOR THE YEAR 1945 HAVE BEEN PRO-RATED AND ARE HEREBY ASSUMED BY THE GRANTEES.

I Isadore (that) I am the true and lawful keeper of the Register's seal of Davidson County, Tennessee, and hereby certify the foregoing instrument of writing to be duly recorded, and the same is now in my office. This 14 day of Aug 1945 Isadore K. Abrahams Register

Nashville Abstract & Guaranty Co. Examined

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. ANNIE MAE VANCE TENPENNY, HER heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY SUCCESSORS ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said MRS. ANNIE MAE VANCE TENPENNY, 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 US in hand paid WE , the said ANNIE MAE VANCE TENPENNY AND HUSBAND, RAY TENPENNY do hereby transfer and convey unto ALBERT H. THOMAS , 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.