WE , the said C. L. DICKENS AND WIFE, MAI DELL DICKENS , 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 $ 750.00 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 C. L. DICKENS AND WIFE MAI DELL DICKENS , 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

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. 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 C. L. DICKENS AND WIFE MAI DELL DICKENS 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 ALBERT B. VAUGHN 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 ALBERT VAUGHN, UNMARRIED

and C. L. DICKENS AND WIFE, MAI DELL DICKENS , hereunto set our hands

at NASHVILLE , Tennessee, this the 18TH day of JULY , 19 45

WITNESS W. P. DOYLE

B
ALBERT X VAUGHAN
MARK
MAI DELL DICKENS
C. L. DICKENS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. W. VAUGHAN , a Notary Public in and for said County and State, the within named ALBERT VAUGHN, UNMARRIED AND MAI DELL DICKENS, WIFE OF C. L. DICKENS 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 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 18TH day of JULY 19 45.

My commission expires JULY 10, 1946

(Seal) J. W. VAUGHAN
Notary Public.

NORTH CAROLINA CUMBERLAND
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, JOSEPH DOOLEY , a Notary Public in and for said County and State, the within named C. L. DICKENS the bargainor , 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 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. FAYETTEVILLE, N.C.

Witness my hand and official seal at ~~Nashville, Tennessee,~~ this 11TH day of AUGUST 19 45

My commission expires DEC. 31, 1945

(Seal) JOSEPH DOOLEY
Notary Public.

U.S.R.S. $1.10 RECD AUGUST 17, 1945 AT 10.09 AM R/H

No. 32686 Recorded August 21, 1945 E. C. Scruggs, Jr., and Wife, Annie M. Scruggs to Silas Kidd and wife, Mattie Lee Kidd

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of Five Hundred ($500.00) and No/100 ---------- DOLLARS of which One Hundred ($100.00) and No/100 ---------- DOLLARS has been paid in cash by Silas Kidd & wife, Mattie Lee Kidd , the receipt of which is hereby acknowledged, and for the remainder Four Hundred ($400.00) and No/100 ---------- DOLLARS the said Silas Kidd and wife, Mattie Lee Kidd have executed and delivered to us their note in the sum of One Hundred ($100.00) Dollars due Ninety (90) days from date of deed and also their Twenty (20) promissory notes of even herewith, all in the amount of Fifteen ($15.00) Dollars each, the first one falling due June 15, 1945 after date and one on the fifteenth of each and every month thereafter until all are paid.

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, E. C. Scruggs, Jr., and wife, Annie M. Scruggs

have this day bargained and sold, and do hereby transfer and convey, unto the said Silas Kidd and wife, Mattie Lee Kidd heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots 155, 156, 157, 158, 159, 160, 178 Scruggs Sub. of Brooklyn Hights as recorded in Book 332, page 140, Register's Office, Davidson County, Tennessee

Lots 155 to 160 inclusive front together 301.5 feet on the easterly side of Liberia Street and run back easterly 140 feet to an alley and measure 340 feet on said alley.

Said Lot 178 fronts 66 feet on southerly side of Cross area and runs back 140 feet to an alley on the westerly side and measures 147.2 feet on the easterly side along the westerly margin of Liberia Street and measures 25 feet on the back along said alley, and being a part of the same property conveyed to us by deed from E. C. Scruggs and wife, Elizabeth S. Scruggs, as recorded in Book 898, page 481, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Silas Kidd and wife, Mattie Lee Kidd, 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., except State and county taxes that may not have been paid.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Silas Kidd and wife, Mattie Lee Kidd, 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 Silas Kidd and wife, Mattie Lee Kidd do hereby transfer and convey unto John Turner , 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.