WE , the said CHARLES GOODMAN AND WIFE, MARY GOODMAN , 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 $ 1,000.00 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 CHARLES GOODMAN AND WIFE, MARY GOODMAN , 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 GHARLES GOODMAN AND WIFE, MARY GOODMAN, 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 LOUIS MRZENA 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 ED MRZENA AND WIFE, FRANCES MRZENA,

and CHARLES GOODMAN AND WIFE, MARY GOODMAN, , hereunto set our hands

at NASHVILLE , Tennessee, this the 17TH day of JULY , 19 45

WITNESS TO CHARLES GOODMAN SIGNATURE
LOUISE V. STEPHENS
F. R. PEGRAM

FRANCES MRZENA
ED MRZENA
CHARLES GOODMAN
MARY GOODMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. E. BOWERS , a Notary Public in and for said County and State, the within named ED MRZENA AND WIFE, FRANCES MRZENA,

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. X

Witness my hand and official seal at Nashville, Tennessee, this 17TH day of JULY 19 45.

My commission expires JANUARY 12, 1948

(Seal) F. E. BOWERS
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. R. PEGRAM , a Notary Public in and for said County and State, the within named CHARLES GOODMAN AND WIFE, MARY GOODMAN

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 6TH day of OCTOBER 19 45.

My commission expires APRIL 4, 1948.
U.S.R.S. #1.65

(Seal) F. R. PEGRAM
Notary Public.

RECEIVED OCT. 10, 1945 AT 9:23 A.M.
S

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of $600.00 SIX HUNDRED AND NO/100 DOLLARS

of which THREE HUNDRED ($300.00) AND NO/100 DOLLARS has been paid in cash by

CORNELIUS HUTSON AND WIFE HELEN HUTSON , the receipt of which is hereby acknowledged, and for the remainder

the said $300.00 THREE HUNDRED AND NO/100 DOLLARS
CORNELIUS HUTSON AND WIFE HELEN HUTSON HAVE EXECUTED THEIR ONE (1) JOINT PROMISSORY NOTE IN THE SUM OF THREE HUNDRED ($300.00) DOLLARS WITH SIX PERCENT INTEREST WHICH INTEREST AND NOTE SHALL BE PAID AS FOLLOWS: THE INTEREST FOR ONE MONTH ON THE UNPAID BALANCE WHICH FOR THE FIRST MONTH WILL BE ONE AND 50/100 ($1.50) TO WHICH A PRINCIPAL PAYMENT OF THIRTEEN AND 50/100 ($13.50) THEREBY MAKING SAID FIRST PAYMENT BOTH INTEREST AND PRINCIPAL IN THE SUM OF FIFTEEN $15.00 DOLLARS PER MONTH, AND OTHER MONTHLY PAYMENTS IN THE SAME WAY AND MANNER AS THE FIRST MONTHS PAYMENTS THE FIRST PAYMENTS BEING ON SEPTEMBER 2ND, 1945, AND OTHER ON OR BEFORE THE 2ND DAY OF EACH AND EVERY MONTH UNTIL THE ENTIRE SUM SHALL BE PAID, THE RIGHT TO PAY ANY SUM AT ANY DATE AS STATED, THE INTEREST FIRST BEING PAID, REMAINDER WILL BE CREDITED ON THE UNPAID BALANCE, THE PAYMENTS SHALL BE DUE AND PAYABLE TO C.N. MEADOR, OR ORDER.

I CERTIFY that I am the true and lawful holder of the note secured by the deed herewith recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same held by me. This 5th day of Oct. 1945
Attest: Catherine McQueen
DEPUTY REGISTER

MATURITY

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, C.N. MEADOR AND WIFE, LENA B. MEADOR

have this day bargained and sold, and do hereby transfer and convey, unto the said CORNELIUS HUTSON AND WIFE HELEN HUTSON THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 12 AND 13 ON THE PLAN OF MAPLEWOOD HEIGHTS 1ST SUBDIVISION, AS OF RECORD IN BOOK NO. 547 PAGES 77 AND 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 12 AND 13 ADJOIN AND TOGETHER FRONT 200 FEET ON THE EASTERLY SIDE OF SAUNDERS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 300 FEET TO THE WESTERLY MARGIN OF THE RIGHT OF WAY OF THE L & N. R.R.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM MRS. ONA WATERS YORK OF RECORD IN BOOK 689 PAGE 379, SAID REGISTER'S OFFICE.

NOTE: THE TAXES FOR 1945 BEING PRORATED AS OF AUGUST 1ST, 1945, THE SELLERS PART OF THE SAME BEING DEDUCTED, AND FROM THE ABOVE CONSIDERATION, THEN THE PURCHASERS HEREBY ASSUME THE PAYMENT OF 1945 TAXES ALL FORMER TAXES BEING PAID BY THE SELLERS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CORNELIUS HUTSON AND WIFE HELEN HUTSON, 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 CORNELIUS HUTSON AND WIFE HELEN HUTSON, 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 CORNELIUS HUTSON AND WIFE HELEN HUTSON

do hereby transfer and convey unto WM. S. WHERRY , 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.