WE , the said HARRY R. MORRIS, JR AND WIFE, MARGARET DAY MORRIS , 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 $ 6000.00 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 HARRY R. MORRIS, JR AND WIFE, MARGARET DAY MORRIS , 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 HARRY R MORRIS, JR., AND WIFE, MARGARET DAY MORRIS, 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 E.C. ARMISTEAD 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 DOROTHY NORMAN CARL AND HUSBAND, C. ALAN CARL, and HARRY R. MORRIS, JR., AND WIFE, MARGARET DAY MORRIS , hereunto set our hands at NASHVILLE, , Tennessee, this the 29TH day of OCTOBER , 19 45.

DOROTHY NORMAN CARL
C. ALLEN CARL
HARRY R. MORRIS, JR.
MARGARET DAY MORRIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. T.L. AHEARN , a Notary Public in and for said County and State, the within named DOROTHEY NORMAN CARL AND HUSBAND, C. ALAN CARL, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And V , of the said having appeared before me privately and apart from husband , the said V , acknowledged the execution of the said instrument to have been done by V 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 7TH day of NOVEMBER 19 45 .

My commission expires APRIL 4, 1948.

(Seal) MRS. T.L. AHEARN
Notary Public.

STATE OF ~~TENNESSEE, DAVIDSON~~ ALABAMA JEFFERSON COUNTY.

Personally appeared before me, LONA TAYLOR , a Notary Public in and for said County and State, the within named HARRY R. MORRIS, JR. AND WIFE, MARGARET DAY MORRIS, 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 having appeared before me privately and apart from 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 Nashville, Tennessee, this 5TH day of NOVEMBER 1945.

My commission expires MAY 20, 1949.

(Seal) LONA TAYLOR
Notary Public.

U.S.R.S. $9.35
REC'D. NOVEMBER 9, 1945 AT 3:34 P.M. N.

NUMBER 40051 RECORDED NOVEMBER 10, 1945
ERIC CARLSON ET UX
TO/DEED
PHILIP C. ELLIOTT ET UX.

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of ($13,500.00)-- THIRTEEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS of which ($8000.00) EIGH THOUSAND AND NO/100 --------- DOLLARS has been paid in cash by PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT, , the receipt of which is hereby acknowledged, and for the remainder ($5500.00) FIVE THOUSAND FIVE HUNDRED AND NO.100--------- DOLLARS the said PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT, HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE IN SAID AMOUNT PAYABLE IN MONTHLY INSTALLMENTS OF $58.34 PER MONTH, INCLUDING PRINCIPLE AND INTEREST, THE FIRST PAYMENT BEING DUE THIRTY DAYS FROM DATE, AND ANOTHER PAYMENT ON THE SAME DAY OF EACH SUCCEEDING MONTH UNTIL SAID DEBT WITH INTEREST HAS BEEN PAID IN FULL, SAID NOTE BEING OF EVEN DATE HEREWITH, PAYABLE TO ERIC CARLSON AND WIFE, EMMA CARLSON, AND SIGNED BY THE SAID PHILIP C. ELLIOTT AND DOROTHEA D. ELLIOTT, AS MAKERS, AND EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE,

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in this 11 day of Apr, 1946

Attest: M McKinstry
DEPUTY REGISTER

FIRST FEDERAL SAVINGS & LOAN ASSN. OF NASHVILLE
By. A.J. Lucy
Pres.

~~all~~ said notes bearing ~~six~~ FIVE 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 ERIC CARLSON AND WIFE, EMMA CARLSON, have this day bargained and sold, and do hereby transfer and convey, unto the said PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 45, 46, 47, 48 49 AND 50 ON THE MAP OF MCEWEN PLACE, AS OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOTS NOS. 45,46, 47, 48, 49 AND 50 FRONT TOGETHER 180 FEET ON THE WESTERLY SIDE OF NORTH 20TH STREET, FORMERLY NORTH 19TH STREET OR TILLMAN AVENUE AND RUN BACK 138.8 FEET ON THE SOUTHERLY LINE AND 135.8 FEET ON THE NORTHERLY LINE, WITH THE SOUTHERLY MARGIN OF MCEWEN AVENUE, TO THE EASTERLY SIDE OF SCOTT AVENUE, FORMERLY BUCHNELL STREET, MEASURING 180 FEET THEREON.
SAID LOTS NOS. 45 AND 46 BEING THE SAME PROPERTY CONVEYED TO ERIC CARLSON BY DEED FROM T. M. LEWIS AND WIFE, OF RECORD IN BOOK 1031, PAGE 51; AND LOTS NOS. 47, 48, 49 AND 50 BEING THE SAME PROPERTY CONVEYED TO ERIC CARLSON AND WIFE, EMMA CARLSON, BY DEED FROM H.R. YOUNG, TRUSTEE, OF RECORD IN BOOK 998, PAGE 675, SAID REGISTER'S OFFICE.
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**STATE OF TENNESSEE }
DAVIDSON COUNTY }

PERSONALLY APPEARED BEFORE ME, IDALIA HUGHES, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED PHILIP C. ELLIOTT, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILL TENNESSEE, THIS 2ND DAY OF NOVEMBER, 1945
COMMISSION EXPIRES APRIL 6, 1947.

(SEAL) IDALIA HUGHES.
NOTARY PUBLIC.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT, 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 PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT/ 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 PHILIP C. ELLIOTT AND WIFE, DOROTHEA D. ELLIOTT do hereby transfer and convey unto MARVIN G. HALL, , 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.