I , the said Fred Selley , 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.

I 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 I 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 I , the said Fred Selley , 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 I 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, I 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.

I 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. I 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 Fred Selley, his 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 S. P. Holt 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 Ezell Dickerson and wife, Mildred Dickerson, and Fred Selley , hereunto set our hands at Nashville , Tennessee, this the 16th day of Nov , 19 45

Ezell Dickerson
Mildred Dickerson
Fred Selley

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Charles H Rutherford, Jr , a Notary Public in and for said County and State, the within named Ezell Dickerson and wife, Mildred Dickerson and the bargainors, 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 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 19 day of November 19 45.

My commission expires 7-5-47

(Seal) Charles H Rutherford, Jr
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Mary Evelyn Johnson , a Notary Public in and for said County and State, the within named Fred E Selley 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 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 17th day of November 1945.

My commission expires 7-11-49

(Seal) Mary Evelyn Johnson
Notary Public.

U S R $ $3.50
Received November 19, 1945 at 3:20 P.M.

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND ONE HUNDRED FIFTY ($8150.00) - - DOLLARS of which TWO THOUSAND FIVE HUNDRED FIFTY ($2550.00) - - - - DOLLARS has been paid in cash by JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW AND WIFE, AILEEN SNOW, the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND SIX HUNDRED ($5600.00) - - - - - - DOLLARS the said JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW AND WIFE, AILEEN SNOW

HAVE EXECUTED ONE NOTE IN THE PRINCIPAL AMOUNT OF FIVE THOUSAND SIX HUNDRED ($5600.00) TO BE PAID IN THIRTY-FOUR (34) SEMI-ANNUAL INSTALLMENTS OF TWO HUNDRED FORTY-FOUR DOLLARS AND EIGHT-SIX CENTS ($244.86) INCLUDING INTEREST AT THE RATE OF 5% PER ANNUM. FIRST INSTALLMENT TO BECOME DUE SIX MONTHS FROM DATE OF DEED AND EACH SUCCEEDING SIX MONTHS UNTIL ALL ARE PAID.

(X) STATE OF NEW YORK)
COUNTY OF ROCKLAND)

PERSONALLY APPEARED BEFORE ME, HENRY KILBY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED FLOYD R. SNOW THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NYACK, N.Y. THIS 7TH DAY OF NOVEMBER, 1945.

(SEAL) HENRY KILBY, NOTARY PUBLIC

COMMISSION EXPIRES MARCH 30, 1947

~~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, MARY D. HUNTER, A WIDOW - - - - - - - - - - - -

have this day bargained and sold, and do hereby transfer and convey, unto the said JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW AND WIFE, AILEEN SNOW,

THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT OF LAND IN THE 10TH, FORMERLY THE 22ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE CROCKET SPRINGS PUBLIC ROAD AT THE SOUTHWEST CORNER OF TYIS TRACT, THE NORTHWEST CORNER OF THE TIDWELL FARM IN THE EAST LINE OF THE ALBERT PARADISE TRACT, AND RUNNING THENCE WITH CENTER OF SAID ROAD, NORTH ½° EAST 35.4 POLES TO A TURN TO LEFT IN SAID ROAD; THENCE NORTH 20½° WEST 9 POLES TO A POINT IN LINE WITH SOUTH YARD FENCE AND ABOUT 8 FEET WEST OF SAME; THENCE CONTINUING WITH SAID ROAD, NORTH 29° WEST 81.8 POLES TO A POINT IN THE CENTER LINE OF INTERSECTION OF THE REESE HOLLOW ROAD; THENCE WITH SOUTH LINE OF WILCUTT FARM, NORTH 52½° EAST 21.9 POLES TO TURN IN SAID ROAD 10 FEET WEST OF CEDAR; THENCE NORTH 25½° EAST 7.5 POLES TO A POINT IN CENTER LINE OF SAID REESE HOLLOW ROAD IN LINE WITH FENCE LEADING SOUTH 87½° EAST; THENCE WITH SAID FENCE, SOUTH 87½° EAST 129.2 POLES TO A STONE AT CORNER POST OF WIRE FENCE, TWO RED BUD POINTERS MARKED "O O O" THIS BEING IN THE SOUTH LINE OF "AVRILL FARM" AND TIDWELL'S NORTHWEST CORNER; THENCE WITH FENCE, SOUTH 30½° WEST 151.3 POLES TO A CEDAR POST ON BANK OF BRANCH, DOWN ELM AS POINTER; THENCE WITH FENCE, SOUTH 89° WEST 29.4 POLES TO POINT IN CENTER OF CROCKER SPRINGS PUBLIC ROAD ABOUT 14 FEET WEST OF A LIGHT OR POWER POLE, THE POINT OF BEGINNING, CONTAINING 71.4 ACRES BY SURVEY MADE OCTOBER 18, 1945, BY JNO. D. KERR, COUNTY SURVEYOR FOR RUTHERFORD COUNTY, TENNESSEE.

SAID PROPERTY WAS DEVISED TO MARY D. HUNTER BY WILL OF GEORGE G. HUNTER, DECEASED, OF RECORD IN WILL BOOK 60, PAGE 12, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction of the same and discharge of the lien to secure the same in full. This 7th day of November 1945
Attest: REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW AND WIFE, AILEEN SNOW 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 heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW AND WIFE, AILEEN SNOW 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 JAMES B. PISTOLE AND WIFE, FANNIE PISTOLE, AND FLOYD R. SNOW, AND WIFE, AILEEN SNOW - - - - - - - - - - do hereby transfer and convey unto HOUSTON EZELL, 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.