, the said , 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.

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 GEORGE E. GOODNER AND WIFE, GLENNA LOUISE GOODNER , 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 GEORGE E. GOODNER AND WIFE, GLENNA LOUISE GOODNER 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 CECIL SIMS, 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 LAYMAN FOUNDATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS, AND ITS CORPORATE SEAL ATTACHED, AND GEORGE E. GOODNER and GLENNA LOUISE GOODNER, HUSBAND AND WIFE, HAVE , hereunto set our hands at MADISON COLLEGE , Tennessee, this the 27TH day of FEBRUARY , 19 46

GEORGE E. GOODNER
GLENNA LOUISE GOODNER

(SEAL)

THE LAYMAN FOUNDATION
BY E. A. SUTHERLAND, PRESIDENT
ATTEST:
FLORENCE FELLEMENDE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FLORENCE HARTSOCK , a Notary Public in and for said County and State, ~~the~~ PERSONALLY APPEARED E.A.SUTHERLAND AND FLORENCE FELLEMENDE WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE LAYMAN FOUNDATION, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY ~~the bargainor~~, and who ~~I am personally acquainted, and who acknowledged that~~ executed the within instrument for the purposes therein contained, AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID E.A.SUTHERLAND,AS SUCH PRESIDENT,AND ATTESTING THE SAME BY THE SAID FLORENCE FELLEMENDE, AS SUCH SECRETARY.

~~having appeared before me privately and apart from~~ ~~husband~~, the said , 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 MADISON COLLEGE, Tennessee, this 27TH day of FEBRUARY 19 46..

My commission expires 4/24/46 (Seal) FLORENCE HARTSOCK Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROY B. KING , a Notary Public in and for said County and State, the within named GEORGE E. GOODNER AND WIFE, GLENNA LOUISE GOODNER 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 having appeared before me privately and apart from husband , the said , 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 MADISON COLLEGE, Tennessee, this 4TH day of MARCH 19 46.

My commission expires OCT. 9, 1946 (Seal) ROY B. KING Notary Public.

U.S.R.S. $1.65
RECEIVED MARCH 18, 1946 AT 9:25 A.M. ER

NUMBER 52181 RECORDED MARCH 19, 1946
A. V. KIRKPATRICK ET UX - - TO - - GEORGE A. PATTON, ET UX

BAKER MARSHALL & BRUCE NASHVILLE

INSTALLMENT DEED

Book No. 1312

FOR AND IN CONSIDERATION of the sum of ($1,350.00) THIRTEEN HUNDRED FIFTY AND NO/100 DOLLARS of which ($350.00) THREE HUNDRED AND FIFTY AND NP/100 DOLLARS has been paid in cash by GEORGE A. PATTON AND WIFE NANNA LOU PATTON , the receipt of which is hereby acknowledged, and for the remainder ($1,000.00) ONE THOUSAND AND NO/100 DOLLARS the said GEORGE A. PATTON AND WIFE NANNA LOU PATTON HAVE EXECUTED TWO NOTES IN THE SUM OF FIVE HUNDRED ($500.00) DOLLARS EACH PAYABLE TO THE ORDER OF A. V. KIRKPATRICK AND WIFE ANNA BELLE PERRY KIRKPATRICK DUE AND PAYABLE ON OR BEFORE ONE AND TWO YEARS AFTER THEIR DATE OF JUNE 8,1945 RESPECTIVELY.

I declare that I am the true and lawful holder of the claim secured by the within recorded, and hereby acknowledge the satisfaction thereof and release of the lien to secure the same in full. This 6 day of Dec 1946.
Witness: [illegible]
DEPUTY REGISTER

all of said notes bearing FOUR 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, A. V. KIRKPATRICK AND WIFE ANNA BELLE PERRY KIRKPATRICK

have this day bargained and sold, and do hereby transfer and convey, unto the said GEORGE A. PATTON AND WIFE NANNA LOU PATTON, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WEST PART OF LOT NO. 1 OF BLOCK 7 ON THE MAP OF THE STOKES TRACT, OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ASFOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF STERLING ROAD 21 FEET WEST OF THE CORNER OF LOYS NOS. 1 AND 2; THENCE ALONG THE LINE BETWEEN SAID LOTS SOUTHERLY 200 FEET TO THE NORTH LINE OF LOT NO. 5; THENCE WITH THE NORTH LINE OF THE SAME WESTERLY 149 FEET TO THE EASTERLY MARGIN OF NATCHEZ TRACE; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 100 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF 100 FEET, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 157.1 FEET TO A POINT IN THE SOUTH MARGIN OF STERLING ROAD; THENCE WITH THEMARGIN OF THE SAME EASTERLY 79 FEET TO THE POINT OF BEGINNING. BEING PART OF THE PROPERTY CONVEYED TO A. V. KIRKPATRICK AND WIFE, ANNA BELLE PERRY KIRKPATRICK, BY DEED FROM E. L. HAMPTON AND WIFE, OF RECORD IN BOOK 1001, PAGE 672, SAID REGISTER'S OFFICE.
THE WITHIN DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS RECORDED IN BOOK 662, PAGE 807 AND BOOK 1001, PAGE 624, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE A. PATTON AND WIFE NANNA LOU PATTON 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 AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GEORGE A. PATTON AND WIFE NANNA LOU PATTON, 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 ME in hand paid WE , the said A. V. KIRKPATRICK AND WIFE ANNA BELLE PERRY KIRKPATRICK do hereby transfer and convey unto GEORGE F. ROTH , 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.