WE , the said HERMAN HENDRIX AND WIFE, EMMA JANE HENDRIX , 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 HERMAN HENDRIX AND WIFE, EMMA JANE HENDRIX , 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 HERMAN HENDRIX AND WIFE EMMA JANE HENDRIX, 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 WILLIAM D. LEE 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 MRS. BOBBIE L. HURT

and HERMAN HENDRIX AND WIFE, EMMA JANE HENDRIX , hereunto set our hands

at NASHVILLE , Tennessee, this the 16TH day of MARCH , 19 45

MRS. BOBBIE L. HURT

HERMAN HENDRIX
EMMA J. HENDRIX

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON , a Notary Public in and for said County and State, the within named MRS. BOBBIE L. HURT, A WIDOW AND HERMAN HENDRIX AND WIFE EMMA JANE HENDRIX the bargainor6 , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , 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
X
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 24 day of MARCH 1945.

My commission expires APRIL 8, 1945 (Seal) E. B. WALTON
Notary Public.

RECEIVED MARCH 24, 1945 AT 11:31 A.M. - USRS $1.10 - DG

STAHL MARSHALL & BROOKS-NASHVILLE

INSTALLMENT DEED

Book No. 1323

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND ($18,000.00) DOLLARS of which TWO THOUSAND ($2,000.00) DOLLARS has been paid in cash by CLYDE L.OWENS AND WIFE, ONA A.OWENS , the receipt of which is hereby acknowledged, and for the remainder the said SIXTEEN THOUSAND ($16,000.00) DOLLARS CLYDE L. OWENS AND WIFE, ONA A.OWENS, HAVE EXECUTED THEIR ONE JOINT NOTE, DUE ON OR BEFORE OCTOBER 1, 1945, ON THE DATE OF THE PAYMENT OF SAID NOTE, THE GRANTORS AGREE TO SURRENDER AND GIVE POSSESSION OF THE WITHIN DESCRIBED PROPERTY,

I am the true and lawful holder of the claim sanctioned by the foregoing affidavit, and do release the satisfaction thereof and discharge of the lien to secure the same.

Witness my hand this 26 day of March 1945

Ernest H. Williams

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON , a Notary Public in and for said County and State, the within named ERNEST H. WILLIAMS AND WIFE, LOUISE W. WILLIAMS the bargainors , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , 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
X
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 24 day of MARCH 1945.

My commission expires APRIL 8, 1945 (Seal) E. B. WALTON
Notary Public.

RECEIVED MARCH 24, 1945 AT 11:31 A.M. - USRS $1.10 - DG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Before me, E. B. WALTON , a Notary Public in and for said County and State, personally appeared ERNEST H. WILLIAMS AND WIFE, LOUISE W. WILLIAMS the bargainors , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , 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
X
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 24 day of MARCH 1945.

My commission expires APRIL 8, 1945 (Seal) E. B. WALTON
Notary Public.

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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, interest, and attorney's fees, a lien is expressly retained on the land herein conveyed

WE, ERNEST H. WILLIAMS AND WIFE, LOUISE W. WILLIAMS

have this day bargained and sold, and do hereby transfer and convey, unto the said CLYDE L.OWENS AND WIFE, ONA A. OWENS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN THE 14TH (FORMERLY THE 24TH) CIVIL DISTRICT OF SAID COUNTY AND STATE, ACCORDING TO A SURVEY AND PLAN THEREOF MADE JULY 14, 1919, FOR W.S. WHITEMAN BY BOONE DENTON, SURVEYOR, AS FOLLOWS:

BEGINNING IN THE CENTER OF WHITE'S CREEK PIKE, GILLIAMS CORNER, AND BEING THE NORTHWEST CORNER OF THE WHOLE TRACT OF LAND; THENCE WITH THE CENTER OF SAID PIKE SOUTH 58° E. 11.2 POLES, SOUTH 48° E. 6 POLES S.43° E. 24 POLES, SOUTH 40° E. 28.4 POLES, SOUTH 39° E. 24.4 POLES, SOUTH 45° E. 33.2 POLES, SOUTH 44° EAST 14 POLES, SOUTH 37° E. 24 POLES, SOUTH 40° EAST 24 POLES, SOUTH 38° E. 24 POLES, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WEAVER & HARRIS, EXECUTORS, BY DEED OF RECORD IN BOOK NO. 84, PAGE 603, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF SAID TRACT NORTH 59° E. 59 POLES TO A GATE, CONTINUING THE SAID LINE SOUTH 87° EAST 5.8 POLES S. 10° E. 70 POLES TO A HICKORY IN THE NORTH LINE OF W.L. EARTHMAN'S LAND, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 20, PAGE 16, SAID REGISTER'S OFFICE; THENCE WITH HIS LINE SOUTH 82° W. 49½ POLES TO THE CENTER OF SAID PIKE, CONTINUING WITH HIS LINE SOUTH 83° WEST 159.2 POLES, CROSSING EARTHMAN'S FORK OF WHITE'S CREEK TO THE SOUTHWEST CORNER OF THE WHOLE TRACT; THENCE NORTH 2° EAST 82 POLES; THENCE NORTH 88° WEST 84 POLES; THENCE NORTH 9° EAST 20 POLES; THENCE NORTH 3° EAST 28 POLES; THENCE NORTH 33° WEST 7 POLES; THENCE NORTH 4° WEST 11 POLES; THENCE NORTH 88° WEST 26 POLES; THENCE NORTH 2° EAST 27 POLES TO A BEECH; THENCE NORTH 88° WEST 20½ POLES; THENCE NORTH 2° EAST WITH GILLIAMS LINE 70 POLES TO SAID CREEK; THENCE NORTH 50° WEST 22 POLES TO GILLIAMS INNER CORNER; THENCE WITH HIS LINE NORTH 42° EAST 52 POLES TO THE BEGINNING, CONTAINING 174.5 ACRES, ACCORDING TO ABOVE MENTIONED SURVEY.
THIS BEING THE SAME PROPERTY CONVEYED TO US BY DEED FROM W.S. WHITEMAN, AND WIFE, AS IS OF RECORD IN BOOK 512, PAGE 863, 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 CLYDE L.OWENS AND WIFE, ONA A. OWENS, 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 CLYDE L.OWENS AND WIFE, ONA A. OWENS, 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 CLYDE L.OWENS AND WIFE, ONA A. OWENS,

do hereby transfer and convey unto W.F. TEASLEY , 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.