WE , the said REUBEN LAWRENCE AND WIFE VANNORRIS LAWRENCE , 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 $ 500.00 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 REUBEN LAWRENCE AND WIFE VANNORRIS LAWRENCE , 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, OR IF 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 REUBEN LAWRENCE AND WIFE VANNORRIS LAWRENCE 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 LEON GILBERT 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 REUBEN LAWRENCE AND WIFE VANNORRIS LAWRENCE and J. W. FRIERSON , hereunto set our hands at NASHVILLE , Tennessee, this the 11TH day of APRIL , 19 45

REUBEN LAWRENCE
VANNORRIS LAWRENCE

J. W. FRIERSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELMA B. HUGHES , a Notary Public in and for said County and State, the within named REUBEN LAWRENCE, VANNORRIS LAWRENCE AND J. W. FRIERSON 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 X 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 18TH day of APRIL 19 45 .

My commission expires OCT. 4, 1948 (Seal) ELMA B. HUGHES Notary Public.

RECEIVED MAY 15, 1945 AT 12:12 P.M. - USRS $1.10 - DG

NUMBER 26108 RECORDED MAY 15, 1945

HOMELAND, INC. -TO- JOSEPH T. BUCHANAN AND WIFE, FRANCES BUCHANAN

INSTALLMENT DEED

Book No. 1323

FOR AND IN CONSIDERATION of the sum of ($500.00) FIVE HUNDRED AND NO/100 DOLLARS of which ONE HUNDRED AND NO/100 — DOLLARS has been paid in cash by JOSEPH T. BUCHANAN AND WIFE FRANCES BUCHANAN , the receipt of which is hereby acknowledged, and for the remainder ($400.00) FOUR HUNDRED & NO/100 DOLLARS the said JOSEPH T. BUCHANAN AND WIFE FRANCES BUCHANAN HAVE EXECUTED THEIR NOTE OF EVEN DATE HEREWITH, IN THE AMOUNT OF $400.00, PAYABLE $15.00 PER MONTH, BEGINNING THE 26TH DAY OF MAY, 1945, AND A LIKE SUM MONTHLY THEREAFTER, FOR TWENTY FIVE (25) CONSECUTIVE MONTHS, AND A 26TH PAYMENT IN THE AMOUNT OF $25.00, DUE ON THE 26TH DAY OF JUNE, 1947; SAID NOTE TO BEAR INTEREST AT THE RATE OF 6% PER ANNUM, PAYABLE SEMI-ANNUALLY.

CORPORATE ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, P. G. WRIGHT, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED W. L. HAILEY AND W. H. PARRISH, JR., WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF THE HOMELAND, INC., THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY-TREASURER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID W.L.HAILEY AS SUCH PRESIDENT AND ATTESTING THE SAME BY THE SAID W.H. PARRISH, JR., AS SUCH SECRETARY-TREASURER.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT NASHVILLE, TENNESSEE ON THIS THE 3 DAY OF MAY, 1945.

MY COMMISSION EXPIRES 4-6-48 (SEAL) P. G. WRIGHT, NOTARY PUBLIC

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 HOMELAND, INC., A TENNESSEE CORPORATION, HAS ~~have~~ this day bargained and sold, and DOES ~~do~~ hereby transfer and convey, unto the said JOSEPH T. BUCHANAN AND WIFE, FRANCES BUCHANAN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOT NO. 22 OF BLOCK DD ON THE MAP OF FAIRVIEW SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 22 FRONTS ~~100 FEET~~ ON THE NORTH SIDE OF FAIRVIEW DRIVE AND RUNS BACK BETWEEN LINES, 260.8 FEET ON THE EAST LINE AND 253.9 FEET ON THE WEST LINE, TO A DEAD LINE ON WHICH IT MEASURES 74 FEET.

BEING A PART OF THE PROPERTY CONVEYED TO HOMELAND, INC., BY DEED FROM W. RAYMOND DENNEY, TRUSTEE, OF RECORD IN BOOK 1255, PAGE 453, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1945 ARE TO BE PRORATED AS OF THE DATE OF THIS DEED.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THAT THE PREMISES AND NO PART THEREOF SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OF AFRICAM BLOOD OR DESCENT AND THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS CONVEYANCE DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.
2. NO DWELLING HOUSE SHALL BE CONSTRUCTED ON THIS LOT AT A COST OF LESS THAN $2,000.00.
3. ANY DWELLING TO BE ERECTED THEREON TO BE OF UNIFORM DISTANCE FROM THE STREET OR OTHER PROPERTY ALONG SAID STREET, AND NOT NEARER THAN FIFTY (50) FEET.
4. THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEES, THEIR HEIRS, DEVISEES OR ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 1956. AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS, COVENANTS AND CONDITIONS ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO NOW OR THEREAFTER OWN, POSSESS, OCCUPY AND USE SAID PREMISES OR ANY PART THEREOF OR ANY BUILDINGS OR STRUCTURES THEREON UNDER ANY TENURE WHATSOEVER.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOSEPH T. BUCHANAN AND WIFE, FRANCES BUCHANAN, THEIR heirs and assigns, forever. HOMELAND, INC., covenant that IT IS lawfully seized and possessed of said real estate in fee simple, HAS ~~have~~ good right to convey it, and that the same is unencumbered.

IT further covenant and bind ITSELF, ITS SUCCESSORS AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said JOSEPH T. BUCHANAN AND WIFE FRANCES BUCHANAN, 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 JOSEPH T. BUCHANAN AND WIFE FRANCES BUCHANAN do hereby transfer and convey unto W. RAYMOND DENNEY , 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.