, 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.

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 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 the said , 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 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, 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.

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. 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 MILLIE GREGORY & WIFE BEULAH MAI GREGORY 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 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 --

and T.B. HILL KATE HILL , hereunto set our hands

at ANTIOCH , Tennessee, this the 9TH day of SEPT , 1943.

T.B. HILL
KATIE HILL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BEN D. RICE , a Notary Public in and for said County and State, the within named T.B. HILL & WIFE KATE HILL

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 ANTIOCH Nashville, Tennessee, this 9TH day of SEPT 1943.

My commission expires JAN 4 1944

(Seal) BEN D. RICE
Notary Public.

U.S.R.S. $.55
REC'D MAY 26, 1945 AT 9:45 A.M.

CM

INSTALLMENT DEED

Book No. 1323

FOR AND IN CONSIDERATION of the sum of THIRTEEN HUNDRED AND FIFTY DOLLARS (1350.00) AND/DOLLARS NO/100

of which THREE HUNDRED AND NO/100 ($300.00) DOLLARS has been paid in cash by HALEY, NORRIS L. ENGLISH WOODARD W. HALEY, AND WIFE, LETTIE FAY / the receipt of which is hereby acknowledged, and for the remainder

the said ONE THOUSAND AND FIFTY DOLLARS, AND NO/100 DOLLARS WOODARD W. HALEY WIFE LETTIE FAY, HALEY, AND NORRIS L. ENGLISH HAS ASSUMED INDEBTEDNESS OF $500.00 AND INTEREST OUTSTANDING AGAINST SAID PROPERTY, AND FOR THE BALANCE EXECUTED 3 NOTES AT 100.00 DOLLARS EACH, WHICH BEAR INTEREST AT 6% FROM DATE, AND ONE NOTE FOR $6.00 AND INTEREST FIRST NOTE DUE JUEN 25TH 1945, AND ONE NOTE DUE THEREAFTER, UNTILL PAID IN FULL, AS ABOVE STATED,

I declare that I am the true and lawful owner of the property conveyed by the instrument within recorded, and herein described, and that the same is free from encumbrance of the lien to secure the same in full. This 21 day of June 1945.

Attest: William McFarland Clerk & Master
By Mary Adamson D.C.

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, EMMA TAYLOR,

have this day bargained and sold, and do hereby transfer and convey, unto the said WOODARD W. HALEY, WIFE LETTIE FAY HALEY, AND NORRIS L. ENGLISH, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE NORTHEASTERLY PART OF LOT NO. 114 IN HUMPHREYS, HOUSTON & MARTIN'S ADDITION TO SOUTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK NO. 1, PAGE 35, CHANCERY COURT AT NASHVILLE, AND IN BOOK NO. 36, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF L T NO. 114 FRONTS 33-1/3 FEET ON THE SOUTHERLY SIDE OF HOUSTON STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF FILLOW STREET 115 FEET TO MARY B. KYLE'S NORTH LINE.

SAID PROPERTY WAS DEVISED TO T.H. HEARN, GEORGE HEARN, SR. AND P.L. HEARN UNDER THE WILL OF JESSIE H. BUTLER, DECEASED, OF RECORD IN WILL BOOK 60 PAGE 39, COUNTY COURT FOR SAID COUNTY. BEING SAME PROPERTY IN BOOK RECORD TO EMMA TAYLOR BOOK 1323, PAGE 0 REGISTERS OFFICE DAVIDSON COUNTY, TENN.

TAXES FOR 1945 ASSUMED BY WOODARD W. HALEY, WIFE LETTIE FAY HALEY, AND NORRIS L. ENGLISH, PURCHASER,

PURCHASER ASSUMED DEBT OUTSTANDING AGAINST THIS PROPERTY OF 500.00 EVIDENCED BY TWO NOTES OF $250.00 EACH DATED JAN. 2ND 1945 WITH INTEREST AT 5% PER ANNUM, ONE NOTE MATURES ONE YEAR, AND THE OTHER TWO YEARS RESPECTIVELY, AND BEARING INTEREST AT RATE OF 5% PER ANNUM PAYABLE AT MATURITY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WOODARD W. HALEY, WIFE LETTIE FAY HALEY, AND NORRIS L. ENGLISH, THEIR heirs and assigns, forever,

I covenant that -- 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 MY heirs and representatives, to warrant and forever defend the title to said real estate to said WOODARD W. HALEY WIFE LETTIE FAY HALEY AND NORRIS L. ENGLISH 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 ME, the said WOODARD W. HALEY, WIFE LETTIE FAY HALEY AND NORRIS L. ENGLISH do hereby transfer and convey unto ALBERT GULING, , 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.