WE , the said G. R. PROCTOR AND WIFE, RUTH K. PROCTOR , 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 $ 2000.00 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 G. R. PROCTOR AND WIFE, RUTH K. PROCTOR , 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 G. R. PROCTOR AND WIFE, RUTH K. PROCTOR, 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 R. J. LOVELACE 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 R. E. MINES AND WIFE, BETTIE MINES and G. R. PROCTOR AND WIFE, RUTH K. PROCTOR , hereunto set our hands at NASHVILLE , Tennessee, this the 28TH day of MAY , 19 45

WITNESS TO SIGNATURE OF BETTIE MINES
T. H. RICHARDSON
ETHEL G. RICHARDSON

R. E. MINES
BETTIE MINES
G. R. PROCTOR
RUTH K. PROCTOR

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. R. PEGRAM , a Notary Public in and for said County and State, the within named R. E. MINES AND WIFE, BETTIE MINES, & G. R. PROCTOR AND WIFE, RUTH, K. PROCTOR 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 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 Y freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

X DAVIDSON COUNTY,

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of MAY 19 45.

My commission expires APRIL 4, 1948.
U.S.R.S. 43.85
RECEIVED MAY 29, 1945 AT 1:45 P.M.
SW

(Seal) F. R. PEGRAM
Notary Public

STAGE MARSHALL & BRUCE NASHVILLE

INSTALLMENT DEED

Book No. 1323

FOR AND IN CONSIDERATION of the sum of ($3350.00) THIRTY THREE HUNDRED, FIFTY AND 00/100DOLLARS of which SIX HUNDRED, FIFTY AND 00/100 DOLLARS has been paid in cash by the said ROBERT P. JACKSON AND WIFE, EDNA E. JACKSON the receipt of which is hereby acknowledged, and for the remainder TWENTY SEVEN HUNDRED, AND 00/100 ($2700.00) DOLLARS

ROBERT P. JACKSON AND WIFE EDNA E. JACKSON HAVE THIS DAY EXECUTED THEIR ONE JOINT PROMISSORY NOTE IN THE SUM OF TWENTY-SEVEN HUNDRED AND 00/100 ($2700.00) DOLLARS, PAYABLE IN EIGHTY-FOUR (84) MONTHLY INSTALLMENTS OF THIRTY-NINE AND 45/100 ($39.45) DOLLARS EACH, INCLUDING 6% INTEREST, FIRST INSTALLMENT DUE JUNE 24TH 1945 AND ONE ON THE 24TH DAY OF EACH MONTH THEREAFTER UNTIL SAID NOTE IS PAID IN FULL; SAID NOTE PAYABLE TO THE ORDER OF MRS. ADDIE PASCHALL SNELL. PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY PAYMENTS, OR THE NOTE MAY BE PAID IN FULL ON ANY PAYING DATE.

SAID NOTE

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

WE, MRS. ADDIE PASCHALL SNELL AND HUSBAND A.L. SNELL

have this day bargained and sold, and do hereby transfer and convey, unto the said ROBERT P. JACKSON AND WIFE, EDNA E. JACKSON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WESTERLY 75 FEET OF LOTS NUMBERS 233 AND 234 ON THE PLAN OF THE REVISION OF PART OF TREVECCA PLAN, AS OF RECORD IN BOOK 461, PAGE 109, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NUMBER 233 AND 234 FRONT 75 FEET ON THE SOUTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF AN ALLEY 100 FEET TO THE NORTHERLY MARGIN OF LOT NUMBER 235 IN SAID SUBDIVISION, MEASURING 75 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO MRS. ADDIE PASCHALL SNELL BY DEED FROM N.E. CANNON AND WIFE, OF RECORD IN BOOK 1126 PAGE 144, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1945 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS.

I declare that I am the [illegible] and that the consideration or value of the property conveyed herein is truly stated.
Subscribed and sworn to before me this 29 day of May 1945
Attest: M. Dority, Deputy

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT P. JACKSON AND WIFE, EDNA E. JACKSON, 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 ROBERT P. JACKSON AND WIFE EDNA E. JACKSON 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 ROBERT P. JACKSON AND WIFE EDNA E. JACKSON do hereby transfer and convey unto T. H. STACK , 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.