I, , the said ZORA ROBERTS MARTIN TRUSTEE , 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 $- INSURABLE VALUE. 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.

I 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 I 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 I, the said ZORA ROBERTS MARTIN TRUSTEE , 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 I 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, I 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.

I 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. I 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 ZORA ROBERTS MARTIN TRUSTEE , HER 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 WALTER B.CURTIS 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 ADDIE SHULL, A WIDOW,

and ZORA ROBERTS MARTIN, TRUSTEE. , hereunto set our hands

at NASHVILLE , Tennessee, this the 4TH day of JUNE , 19 45.

ZORA ROBERTS MARTIN (BUYER)
TRUSTEE

ADDIE SHULL (SELLER)

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO D.SHARPE, , a Notary Public in and for said County and State, the within named ADDIE SHULL , A WIDOW, AND ZORA ROBERTS MARTIN TRUSTEE,

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 Nashville, Tennessee, this 6TH day of JUNE 1945.

My commission expires JAN.5TH,1947

U.S.R.S.$1.65

(Seal) JNO D. SHARPE,
Notary Public.

RECEIVED JUNE 9TH,1945. AT 10;24 A.M. FC

INSTALLMENT DEED

Book No. 1324

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND ($3,000.00 DOLLARS

of which $1250.00(TWELVE HUNDRED AND FIFTY) DOLLARS has been paid in cash by JOHN W. DAVENPORT , the receipt of which is hereby acknowledged, and for the remainder

the said SEVENTEEN HUNDRED & FIFTY ($1750.00) DOLLARS
JOHN W. DAVENPORT HAS EXECUTED HIS ONE PROMISSORY LIEN NOTE FOR THE SUM OF $1750.00 DATED JUNE 9, 1945, PAYABLE ON OR BEFORE ONE YEAR AFTER DATE TO J.W. DONALDSON AND WIFE, FLORENCE LANE DONELSON.

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, J.W. DONALDSON AND WIFE, FLORENCE LANE DONALDSON

have this day bargained and sold, and do hereby transfer and convey, unto the said JOHN W. DAVENPORT, HIS heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A TRACT OF 8 ACRES OF LAND INTHE FOURTH DISTRICT OF DAVIDSON COUNTY,TENNESSEE (AS IT WAS IN 1937); THIS 8 ACRE TRACT BEING THE ENTIRE 11 ACRE TRACT THAT FLORENCE JOHNSON DID OWN UNDER DEEDS MADE TO ME, FIRST, BY 3 ACRES BY J.L. SULLIVAN AND WIFE, DOVIE, BY DEED OF FEB.18, 1936, OF RECORD IN BOOK 1286 PAGE 148, OF THE REGISTERS OFFICE OF SAID COUNTY; AND SECOND , FOR 8 ACRES CONVEYED TO FLORENCE JOHNSON JANUARY 7, 1937 BY J.L. SULLIVAN AND WIFE DOVIE ,AS PER DEED OF RECORD IN BOOK 1085 PAGE 640 OF SAID REGISTER'S OFFICE;THIS 8 ACRES HEREIN CONVEYED BEING THE ENTIRE 11 ACRES COMPRISED IN SAID TWO DEEDS TO ME ABOVE REFERRED TO, EXCEPT A TRACT FRONTING 225 FEET ON CENTRAL PIKE OFF THE SOUTHEAST CORNER OF THE ABOVE 11 ACRE TRACT; AND RUNNING BACK BETWEEN PARALLEL LINES 588 FT. TO A DEAD LINE; WHICH TRACT OF 225 FEET BY 588 FT. IS NOW OWNED BY HERMAN JOHNSON UNDER DEED MADE TO HIM BY FLORENCE JOHNSON THE FIRST DEED BEING FOR A TRACT OF 2 ACRES FRONTING 150 FT. ON SAID CENTRAL PIKE AND RUNNING BACK BETWEEN PARALLEL LINES 558 FT; SAID DEED HAVING BEEN MADE TO HERMAN JOHNSON BY MRS. FLORENCE JOHNSON ABOUT 5 YEARS AGO AND BEING OF RECORD IN BOOK , PAGE IN SAID REGISTER'S OFFICE;THE SECOND OF THE DEEDS TO SAID HERMAN JOHNSON BEING FOR 75 FEET FRONT ON SAID PIKE AND RUNNING BACK BETWEEN PARALLEL LINES 588 FT BEING NEXT WEST AND ADJOINING THE SAID 2 ACRE LOT; AND BEING THE SAME LOT 75X588 FT. DEEDED TO SAID HERMAN JOHNSON AND WIFE, WILMA JOHNSON BY FLORENCE JOHNSON, OCT 7, 1944 BY DEED OF RECORD IN BOOK PAGE OF SAID REGISTERS OFFICE.THE TRACT HEREIN CONVEYED IS THE SAME TRACT OF LAND CONVEYED TO US, J.W. DONALDSON AND WIFE, FLORENCE LANE DONELSON BY MRS. FLORENCE JOHNSON A WIDOW, BY DEED DATED OCTOBER 17, 1944 AND OF RECORD IN BOOK 1304, PAGE 288 OF SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN W. DAVENPORT, 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 ~~except~~ EXCEPT S & C TAXES FOR 1945 ONE HALF OF WHICH SHALL BE PAID BY CONVEYED AND ONE HALF BY US DONALDSON & WIFE WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said JOHN W. DAVENPORT, HIS 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 - in hand paid I, , the said JOHN W. DAVENPORT

do hereby transfer and convey unto HERMAN JOHNSON TRUSTEE , 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.