WE , the said R.V.MCMAHAN AND WIFE, CORRIE MCMAHAN , 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 $ 750.00 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 R.V.MCMAHAN AND WIFE, CORRIE MCMAHAN , 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 R.V.MCMAHAN AND WIFE, CORRIE MCMAHAN, 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 O.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 BEULAH SMALLEY,

and R.V.MCMAHAN AND WIFE, CORRIE MCMAHAN , hereunto set our hands

at NASHVILLE, , Tennessee, this the 1ST day of JUNE , 19 45.

MRS.BEULAH SMALLEY

R.V.MCMAHAN

CORRIE MCMAHAN,

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 BEULAH SMALLEY, A WIDOW AND R.V.MCMAHAN AND WIFE, CORRIE MCMAHAN

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

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 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 22 day of JUNE ,19 45.

My commission expires APRIL 5 - 1949.

(Seal) E.B.WALTON,

Notary Public.

~~U.S.R.S. $1.65~~

RECD JUNE 22, 1945 AT 9:18 A.M.

87444 MARSHALL & BRUCE-NASHVILLE

INSTALLMENT DEED

Book No. 1324

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND AND NO/100 ($3,000) - - - - - - DOLLARS

of which EIGHT HUNDRED FIFTY AND NO/100 ($850.00) DOLLARS has been paid in cash by G.A.FRANKO AND WIFE, MARGARET FRANKO, , the receipt of which is hereby acknowledged, and for the remainder

OF TWENTY-ONE HUNDRED FIFTY AND NO/100 ($2,150.00) DOLLARS

the said G.A.FRANKO AND WIFE, MARGARET FRANKO,

HAVE EXECUTED THEIR SIXTY-ONE JOINT PROMISSORY NOTES OF EVEN DATE HEREWITH, THE FIRST SIXTY OF WHICH ARE IN THE SUM OF $35.00 EACH, AND THE SIXTY-FIRST OR LAST OF THE SERIES, IS IN THE SUM OF $50.00, ALL PAYABLE TO THE ORDER OF GRANTORS, THE FIRST OF WHICH MATURES ONE MONTH AFTER DATE AND ONE SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID,

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, HENRY BAKER AND WIFE, MARY ELIZABETH BAKER, - -

have this day bargained and sold, and do hereby transfer and convey, unto the said

G.A.FRANKO AND WIFE, MARGARET FRANKO, - - -

THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PARTS OF LOTS NOS. 18, 19 AND 21 AND ALL OF LOT NO.20 IN THE MONCRIEF SUBDIVISION OF THE ALLEN MATHES LANDS, AS SHOWN BY SURVEY OF EARL DRAKE, COUNTY SURVEYOR, MADE MARCH 20, 1937, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF LOT NO.21, WHICH POINT IS 25 FEET WEST OF THE SOUTHWEST CORNER OF LOT NO.20, THENCE IN A NORTHERLY DIRECTION TWO HUNDRED FIFTY-TWO AND TWO-TENTHS FEET PARALLEL WITH THE WESTERLY BOUNDARY LINE OF LOT NO. 20 TO A DEAD LINE, THENCE IN A SOUTHEASTERLY DIRECTION 120 FEET TO A POINT IN THE NORTHERN BOUNDARY OF LOT NO.19, WHICH POINT IS 5 FEET WEST OF THE NORTHWEST CORNER OF LOT NO.18, THENCE IN A SOUTHERLY DIRECTION 254.7 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF LOT NO.18 WHICH POINT IS 14.5 FEET EAST OF THE SOUTHEASTERN CORNER OF LOT NO.19, THENCE IN A WESTERLY DIRECTION 139.5 FEET ALONG THE NORTHERLY MARGIN OF MONCRIEF AVENUE TO THE POINT OF BEGINNING, AND BEING ALL OF THE SAME PROPERTY CONVEYED TO HENRY BAKER AND WIFE, MARY E.BAKER, BY DEED OF RECORD IN BOOK 1102, PAGE 336, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said G.A.FRANKO AND WIFE, MARGARET FRANKO, 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 G.A.FRANKO AND WIFE, MARGARET FRANKO, 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 - in hand paid WE , the said G.A.FRANKO AND WIFE, MARGARET FRANKO,

do hereby transfer and convey unto W.C.MONCRIEF, , 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.

I do hereby declare that I am the true and lawful holder of the claim secured by the instrument with which this statement is filed, and hereby authorize the Satisfaction thereof to be entered of record. This 17th day of Dec 1945

W.C.Moncrief

STATE OF TENNESSEE REGISTER