I , the said VELMA MAYNARD , 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.

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 VELMA MAYNARD , 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 VELMA MAYNARD, 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 S. L. LILLIE 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 OPHA R. BIXLER and VELMA MAYNARD , hereunto set our hands at NASHVILLE , Tennessee, this the 21 day of JUNE , 1945

OPHA R. BIXLER

VELMA MAYNARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, V. H. ELLIS , a Notary Public in and for said County and State, the within named OPHA R. BIXLER, UNMARRIED AND VELMA MAYNARD, UNMARRIED the bargainorS , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

, 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 MADISON, Tennessee, this 23 day of JUNE 1945.

My commission expires OCT. 7, 1947 (Seal) V. H. ELLIS Notary Public.

RECEIVED JUNE 26, 1945 AT 9:15 A.M. - USRS $1.65 - DG

87444 MARSHALL & BRUCE NASHVILLE

INSTALLMENT DEED

Book No. 1324

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED DOLLARS of which ONE THOUSAND DOLLARS has been paid in cash by BRIGGS GUYE AND WIFE, MARY E. GUYE , the receipt of which is hereby acknowledged, and for the remainder OF FIVE HUNDRED DOLLARS ($500.00) DOLLARS the said BRIGGS GUYE AND WIFE MARY E. GUYE HAVE EXECUTED THEIR FOUR (4) PROMISSORY NOTES OF EVEN DATE HEREWITH, AS FOLLOWS: THE FIRST FOR THE SUM OF $50.00 DUE IN THREE MONTHS, WITH INTEREST FROM MATURITY; THE SECOND NOTE FOR THE SUM OF $150.00 FALLING DUE SIX MONTHS FROM DATE; THE THIRD FOR $150.00 DUE IN TWELVE MONTHS FROM DATE; AND THE FOURTH AND LAST FOR THE SUM OF $150.00 DUE IN EIGHTEEN MONTHS FROM DATE ALL PAYABLE TO THE ORDER OF JOHN D. WRIGHT, AND ALL EXCEPT THE FIRST BEARING SIX PER CENT INTEREST FROM DATE,

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the satisfaction thereof and discharge of the lien to secure the same in full. This 27 Day of NOV 1946.

Attest: J. P. Wilson DEPUTY REGISTER John D. Wright

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, JOHN D. WRIGHT have this day bargained and sold, and do hereby transfer and convey, unto the said BRIGGS GUYE AND WIFE, MARY E. GUYE THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JULY 13, 1938, BY BLANCHARD AND PARRISH, SURVEYORS AS FOLLOWS:
BEGINNING AT A POST ON THE NORTHWESTERLY MARGIN OF OLD HICKORY BOULEVARD, BEING IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND OWNED BY JOHN L. CARNEY; AND RUNNING THENCE WITH THE NORTHWESTERLY MARGIN OF SAID BOULEVARD, NORTH 37 DEGREES 25 MINUTES EAST 137 FEET, NORTH 50 DEGREES 35 MINUTES EAST 60 FEET, NORTH 39 DEGREES 25 MINUTES WEST 10 FEET, NORTH 50 DEGREES 35 MINUTES EAST 87 FEET, NORTH 61 DEGREES EAST 124 FEET, NORTH 29 DEGREED WEST 15 FEET, NORTH 61 DEGREES EAST 124 FEET, NORTH 29 DEGREES WEST 15 FEET, NORTH 61 DEGREES EAST 150 FEET, SOUTH 29 DEGREES EAST 25 FEET, NORTH 61 DEGREES EAST 130 FEET, NORTH 56 DEGREES 50 MINUTES EAST 382 FEET AND NORTH 48 DEGREES EAST 271 FEET TO A STAKE; THENCE WITH GILBREY'S LINE, NORTH 86 DEGREES 30 MINUTES WEST 392 FEET TO A STAKE IN A ROCK PILE, NORTH 28 DEGREES 06 MINUTES WEST, CROSSING A ROAD, IN ALL 402 FEET TO A STAKE, NORTH 20 DEGREES 30 MINUTES EAST 222.4 FEET TO A STAKE, SOUTH 89 DEGREES 30 MINUTES WEST 165 FEET TO A STAKE, THREE LOCUST POINTERS, NORTH 8 DEGREES 30 MINUTES WEST 231 FEET TO A STAKE IN A FENCE, SMALL WHITE OAK POINTERS, AND NORTH 5 DEGREES 30 MINUTES WEST 622 FEET TO A MAPLE POINTER; THENCE SOUTH 13 DEGREES 30 MINUTES WEST 1229 FEET TO A STONE AND STUMP ON THE NORTHERLY MARGIN OF A ROAD; THENCE SOUTH 0 DEGREES 45 MINUTES EAST, CROSSING SAID ROAD, IN ALL 171.5 FEET TO A STAKE; THENCE SOUTH 1 DEGREE 30 MINUTES WEST 633.6 FEET TO A POST; THENCE EAST 4 FEET TO THREE LARGE ROCKS; AND THENCE SOUTH 2 DEGREES 30 MINUTES WEST 135 FEET TO THE BEGINNING, CONTAINING 18.84 ACRES, MORE OR LESS.
THE TITLE TO SAID PROPERTY WAS VESTED IN THE SAID MRS. VERONICA LENA CIGAINERO BY THE WILL OF JOHN VINSON LOHRUM, OF RECORD IN WILL BOOK 55, PAGE 252, COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BRIGGS GUYE AND WIFE MARY E. GUYE, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.
EXCEPT FOR 1945 TAXES WHICH THE PURCHASER ASSUMES AND AGREES TO PAY.
I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said BRIGGS GUYE AND WIFE MARY E. GUYE, 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 BRIGGS GUYE AND WIFE, MARY E. GUYE do hereby transfer and convey unto M. S. ROSS , 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.