WE , the said HUGH WALLACE SHERROD AND WIFE, AUGUSTA MAI SHERROD, 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 $ 1000.00 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 HUGH WALLACE SHERROD AND WIFE AUGUSTA MAI SHERROD , 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 HUGH WALLACE SHERROD AND WIFE AUGUSTA MAI SHERROD, 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 J.L. GHEE 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 PHIL COHEN AND WIFE, SARA K.COHEN and HUGH WALLACE SHERROD AND WIFE, AUGUSTA MAI SHERROD , hereunto set our hands at NASHVILLE , Tennessee, this the 7TH day of JULY , 1945.

PHIL COHEN
SARA K.COHEN
HUGH WALLACE SHERROD
AUGUSTA MAI SHERROD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH S. SHACKLETT , a Notary Public in and for said County and State, the within named PHIL COHEN AND WIFE, SARA K. COHEN AND HUGH WALLACE SHERROD AND WIFE, AUGUSTA MAI SHERROD 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 husband , the said X , acknowledged the execution of the said instrument to have been done by X 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 7TH day of JULY 1945.

My commission expires APRIL 6, 1946

(Seal) ELIZABETH S. SHACKLETT
Notary Public.

U.S.R.S.$2.20
REC'D JULY 7, 1945 AT 11:10 A.M.
CM

INSTALLMENT DEED

Book No. 1324

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND & NO/100THS, ($3,000.00) DOLLARS of which SEVEN HUNDRED & NO/100THS ($700.00) DOLLARS has been paid in cash by LOUISE LAFAYETTE, , the receipt of which is hereby acknowledged, and for the remainder TWENTY THREE HUNDRED & NO/100THS, ($2,300.00) DOLLARS the said LOUISE LAFAYETTE, HAS THIS DAY EXECUTED AND DELIVERED HER ONE(1) PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE PRINCIPAL SUM OF TWENTY THREE HUNDRED & NO/100THS, ($2,300.00) DOLLARS PAYABLE TO THE ORDER OF R.C.HOLT AND WIFE NELLIE HOLT, TOGETHER WITH INTEREST ON THE UNPAID BALANCES OF PRINCIPAL FROM DATE HEREOF UNTIL MATURITY AT SIX PER CENT BEING PAYABLE AS FOLLOWS; ON AUG.6, 1945, THE SUM OF THIRTY & 23/100THS ($30.23) DOLLARS AND THE LIKE AMOUNT ON THE 6TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL ALL PRINCIPAL AND INTEREST SHALL BE FULLY PAID EXCEPT THAT FINAL PAYMENT OF ALL UNPAID PRINCIPAL AND INTEREST SHALL BE DUE AND PAYABLE ON JULY 6, 1953, AND EACH SUCH INSTALLMENT SHALL BE APPLIED FIRST TO THE INTEREEST INTEREST ON THE THEN UNPAID BALANCE OF SAID PRINCIPAL, AND ANY REMAINDER THEREOF TO PRINCIPAL. PRIVILETE RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY PAYMENTS OR THE ENTIRE NOTEMAY BE PAID IN FULL ON ANY PAYING DATE.

MATURITY

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 R.C.HOLT AND WIFE NELLIE HOLT, have this day bargained and sold, and do hereby transfer and convey, unto the said LOUISE LAFAYETTE, FOR HER SOLE AND SEPARATE USE FREE FROM THE MARITAAL RIGHTS, DEBTS LIABILITIES OR CONTRACTS OF HER PRESENT OR ANY FUTURE HUSBAND SHE MAY HAVE, WITH FULL POWER TO SELL MORTGAGE TRANSFER OR CONVEY AS IF SHE WERE A FEME SOLE HER---------- heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 40 FEET OF LOT NO.276 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 130 REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.276 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF EASTISIDE AVENUE, FORMERLY ASHWORTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF SOUTH 16TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO R.C.HOLT AND WIFE NELLIE HOLT, BY DEED FROM FRANKLIN BURGETT AND WIFE, OF RECORD IN BOOK 1306, PAGE 183, SAID REGISTER'S OFFICE

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 23 day of Mar 1955

BANK OF GOODLETTSVILLE
By [signature] Pres.-Cashier

Attest: D.B.Wilson DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LOUISE LAFAYETTE , AS AFORESAID , HER 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 1945 TAXES WHICH ARE ASSUMED BY THE PURCHASER, THE SAME HAVING BEEN PRO RATED AS OF DATE HEREOF, WE, further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said LOUISE LAFAYETTE AS AFORESAID HER 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 I , the said LOUISE LAFAYETTE, do hereby transfer and convey unto G.W.KILLEBREW JR. , 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.