we, the said John D. Vester and wife, Matilda M. Vester, 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.

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 John D. Vester and wife, Matilda M. Vester, 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 John D. Vester and wife, Matilda M. Vester, 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 M. M. Elrod and wife, Nellie Lee Elrod

and John D. Vester and wife, Matilda M. Vester, hereunto set our hands

at Nashville, Tennessee, this the 27th day of August, 19 48

M. M. Elrod

Nellie Lee Elrod

John D. Vester

Matilda M. Vester

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. F. Walton, a Notary Public in and for said County and State, the within named M. M. Elrod and wife, Nellie Lee Elrod and John D. Vester and wife, Matilda M. Vester, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And XXX, 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 29 day of August 1948.

My commission expires Apr. 5, 1949

(Seal) R. F. Walton
Notary Public.

1948 Aug 10
Received August 29, 1948, at 11:00 a.m.
MBE

INSTALLMENT DEED

Book No. 1335

FOR AND IN CONSIDERATION of the sum of FOURTEEN HUNDRED ($1400.00) - - - - - DOLLARS of which ONE HUNDRED ($100.00) - DOLLARS has been paid in cash by LEONARD JOHNSON and wife, ELLA THOMPSON, the receipt of which is hereby acknowledged, and for the remainder THIRTEEN HUNDRED - - - - - - - - - - - - - ($1300.00) - DOLLARS the said LEONARD JOHNSON and wife, IF ANY, EXECUTE THEIR 41 P.C. 1350 Y LIE NOTES, EACH BEARING 6% INTEREST FROM DATE; ALL NOTES DATED JULY 1ST, 1948; THE FIRST NOTE DUE ONE MONTH AFTER DATE AND THE OTHER NOTES RESPECTIVELY ONE ON THE FIRST OF EACH MONTH THEREAFTER IN SUCCESSION; THE FIRST NO NOTES BEING FOR $100.00; THE LAST OF SAID NOTES FOR $660.00; AND THE SAID NOTES BEING DUE FORTY-ONE MONTHS AFTER DATE;

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 2 % day of June 1950

Attest: E. J. Nicholson DEPUTY REGISTER — Mutual Aid by Arthur C. Eggleston, Vice Pres.

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 fees, a lien is expressly retained on the land herein conveyed WE, THE MUTUAL AI, A TENNESSEE CORPORATION

have this day bargained and sold, and do hereby transfer and convey, unto the said LEONARD JOHNSON AND WIFE, ELLA E. THOMPSON

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

BEGINNING AT A STAKE IN THE SOUTH MARGIN OF [illegible] ROAD AT THE NORTHEAST CORNER OF LOT NO. 1 OF THE SUBDIVISION OF THE [illegible] ESTATE, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN BOOK 1335, PAGE 41 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; RUNNING THENCE WITH THE SOUTH MARGIN OF SAID ROAD, EAST 100 FEET TO A STAKE IN THE WEST MARGIN OF AN ALLEY; THENCE WITH THE WEST MARGIN OF SAID ALLEY, SOUTH 150 FEET TO A STAKE; THENCE WEST 100 FEET TO A STAKE IN THE EAST LINE OF LOT NO. 2 OF SAID SUBDIVISION; THENCE WITH THE EAST LINE OF LOTS NOS. 2 AND 1 OF SAID SUBDIVISION, NORTH 150 FEET TO THE BEGINNING, BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF RECORD IN BOOK 1335, PAGE 41, REGISTER'S 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 LEONARD JOHNSON AND WIFE, ELLA E. THOMPSON heirs and assigns, forever, 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 ALL TAXES FOR THE YEAR 1948, WHICH ARE NOW A LIEN BUT WILL BE PAID BY GRANTEE WHEN DUE. WE further covenant and bind OURSELVES heirs and representatives, to warrant and forever defend the title to said real estate to said LEONARD JOHNSON AND WIFE, ELLA E. THOMPSON 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 [illegible]

do hereby transfer and convey unto C. H. COOPER, 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.