WE , the said HOPKINS LEE PLEMONS AND MYRTLE OSBORN PLEMONS , do hereby agree to WINDSTORM, TORNADO AND 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 $ 3000,00 EACH IS until the note herein secured is 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 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 HOPKINS LEE PLEMONS AND WIFE, MYRTLE OSBORN PLEMONS , shall pay the notes aforesaid when due, according to THE terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust INSTALLMENTS OF PRINCIPAL AND THE INTEREST OF SAID NOTE 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 SEE ** notes, or any [illegible] 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. INSTALLMENTS OF SAID NOTE

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. INSTALLMENTS OF SAID NOTE

4th. The residue, if any, will be paid to HOPKINS LEE PLEMONS HIS representatives or assigns.

*** AND/OR THE INSTALLMENTS OF PRINCIPAL AND THE INTEREST OF SAID NOTE

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 RICHARD MARSHALL Trustee, shall be vested in said successor.

[illegible]

In Witness Whereof, We, the said J. H. REED JR, AND WIFE, MARIE T. REED

and HOPKINS LEE PLEMONS AND WIFE, MYRTLE OSBORN PLEMONS , hereunto set our hands at NASHVILLE , Tennessee, this the 1ST day of SEPTEMBER , 19 45

J. H. REED JR.,
MARIE T. REED
HOPKINS LEE PLEMONS
MYRTLE OSBORN PLEMONS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MABEL JENNINGS , a Notary Public in and for said County and State, the within named J. H. REED JR., AND WIFE, MARIE T. REED AND HOPKINS LEE PLEMONS AND WIFE, MYRTLE OSBORN PLEMONS 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 X having appeared before me privately and apart from X husband , the said , 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 SEPTEMBER 1945.

My commission expires OCT. 4, 1947

(Seal) MABEL JENNINGS
Notary Public.

U.S.R.S. $. 55¢ RECD. SEPTEMBER 7, 1945 AT 2;12 PM R/H

*** INSTALLMENTS OF SAIDNOTE THEN PAST DUE AND UNPAID, ALL REMAINING UNPAID INSTALLMENTS OF SAID NOTE

INSTALLMENT DEED

Book No. 1335

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED & NO/100 - - - ($1500.00) - - DOLLARS of which - - ONE THOUSAND & NO/100 - - - - - - - - - DOLLARS has been paid in cash by A.C.DENNISON AND WIFE, MAXINE F.DENNISON , the receipt of which is hereby acknowledged, and for the remainder - - FIVE HUNDRED & NO/100 - - - - - - - - DOLLARS the said A.C.DENNISON AND WIFE, MAXINE F.DENNISON

HAVE EXECUTED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH OF LIKE AMOUNT HEREWITH PAYALLE ON OR BEFORE TWO YEARS FROM DATE WITH INTEREST AT 5% PER ANNUM PAYABLE ANNUALLY, TO THE ORDER OF GLENCLIFF ESTATES, INCORPORATED.

I, the undersigned, do hereby certify that I am the true and lawful holder of the claim within mentioned and described, and have received payment in full of the same. Witness my hand this [illegible] day of [illegible] 19[illegible]

AFTER 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 fees, a lien is expressly retained on the land herein conveyed

WE, GLENCLIFF ESTATES, INCORPORATED have this day bargained and sold, and do hereby transfer and convey, unto the said A.C.DENNISON AND WIFE, MAXINE F.DENNISON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 1, OF SECTION ONE, GLENCLIFF ESTATES, OF RECORD IN BOOK 1180, PAGE 56, REGISTERS OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF CURREY ROAD, THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 413.1 FEET TO THE CENTER LINE OF MILL CREEK; THENCE DOWN SAID CREEK NORTH 77° 30' WEST 175.2 FEET TO THE EASTERLY MARGIN OF THOMPSON LANE; THENCE WITH THE MARGIN OF THE SAME NORTH 371.8 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 42.9 FEET TO ANOTHER CONCRETE MONUMENT SET IN THE SOUTH MARGIN OF CURREY ROAD; THENCE WITH THE MARGIN OF THE SAME SOUTH 82° 03' EAST 123.3 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO GLENCLIFF ESTATES, INCORPORATED, BY DEED FROM NASHVILLE TRUST COMPANY, GUARDIAN, OF RECORD IN BOOK 1247, PAGE 466, SAID REGISTERS OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said A.C.DENNISON AND WIFE, MAXINE F.DENNISON , 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 SUCCESSORS AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said A.C.DENNISON AND WIFE, MAXINE F.DENNISON, 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 A.C.DENNISON AND WIFE, MAXINE F.DENNISON do hereby transfer and convey unto RUTH HUFFINES , 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.