We , the said Albanus Byron Strickland and wife, Mary Willie Strickland, do hereby agree to keep all the 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 $ 150.00 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 herein, the same to bear interest from the date of such payment.

Now, if we , the said Albanus Byron Strickland and wife, Mary Willie Strickland , 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 Albanus Byron Strickland and wife, Mary Willie Strickland, 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 not be required to give bond for the faithful performance of his duties hereunder, nor shall he be required to take an oath for the faithful performance of his duties.~~

In Witness Whereof, We, the said Phil Cohen and wife, Sara K. Cohen

and Albanus Byron Strickland and wife, Mary Willie Strickland , hereunto set our hands at Nashville , Tennessee, this the 21st day of September , 19 45

Phil Cohen

Sara K Cohen

Albanus Byron Strickland

Mary Willie Strickland

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 Albanus Byron Strickland and wife, Mary Willie Strickland 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 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 21st day of September 19 45

My commission expires April 6, 1946

U S R S $3.30

(Seal) Elizabeth S. Shacklett
Notary Public.

Received September 24, 1945 at 11;27 A M

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Number 38647 Recorded September 24, 1945 212

Johnson Bransford, et ux To Felix Drake, et ux

INSTALLMENT DEED

Book No. 1335

For and in consideration of the sum of Four Hundred Fifty & 00/100 - - ($450.00) - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder to-wit: Fifty & 00/100 - - - - - - - - ($50.00) - - - - - - - - - - DOLLARS this day paid, and secured by Felix Drake and wife Nancy Drake the receipt of which is hereby acknowledged, and for the remainder to-wit: four hundred & 00/100 - - - - - - - - - - - - - - - ($400.00) - - - - - - - - - - DOLLARS Felix Drake and wife Nancy Drake have executed and delivered their 40 lien promissory notes of even date herewith payable to the order of Johnson Bransford,- the first of said notes being for the sum of $12.00 and each succeeding note respectively thereafter being for an amount five cents less than the preceding note, and the first of said notes falling due October 1st, 1945 and the others monthly respectively thereafter until all mature, and none of said notes bearing interest, except after maturity, the interest being computed and added into the face of each note.-

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 24 day of Jan 1949.

Attest: DEPUTY REGISTER

...of said notes ~~XXXX