WE , the said MRS. SADIE MAY LOCKETT AND HUSBAND MERRED LOCKETT , 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 $ 1,500.00 , with the policies therein required are to be paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the holder and owner of said notes as his interest may appear.

WE further agree to keep the improvements on said property in good repair and those of the same 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 holder and owner and holder of said notes, or any of them, may do any or all of those things and the amount that he may so expend as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if WE , the said MRS. SADIE MAY LOCKETT AND HUSBAND MERRED LOCKETT , 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, OR IF 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 any 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 the said Trustee or the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes and interest at once due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, after having first given notice of the time, place and terms of sale by three publications in any newspaper daily or weekly, published in Davidson County, Tennessee, to sell said property at the courthouse door 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, upon demand after such default, the owner and holder of said notes 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 shall be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this trust, and of the said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any suit or litigation that 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 by the holder of said property, as herein authorized.

4th. The residue, if any, will be paid to MRS. SADIE MAY LOCKETT AND HUSBAND MERRED LOCKETT representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time hereafter to act under the foregoing power and trusts it may be required, the lawful owner and holder of said notes, shall have the right to appoint a successor to execute this trust by an instrument in writing authorized and empowered to name and