_____, the said _____, 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.

I 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 I 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 I, the said L.H. SULLIVAN, 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 I 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, I 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.

I 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. I 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 L.H. SULLIVAN, HIS 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.R. COARSEY 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 CHAS. H. YOUNG AND WIFE, SADIE L. YOUNG

and L.H. SULLIVAN (UNMARRIED), hereunto set our hands

at NASHVILLE, Tennessee, this the 18TH day of OCTOBER, 1945

SADIE L.YOUNG
CHAS. H. YOUNG
L.H. SULLIVAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS, a Notary Public in and for said County and State, the within named CHAS. H. YOUNG AND WIFE, SADIE L. YOUNG AND L. H. SULLIVAN (UNMARRIED)

the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , 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 18TH day of OCTOBER 1945.

My commission expires OCTOBER 6, 1949

(Seal) MYRTLE DAVIS
Notary Public.

U.S.R.S. $1.65
REC'D. OCTOBER 19, 1945 AT 3:25 P.M.
N

[illegible] DATED OCT 18, 1945.
[illegible]
[illegible] LEY AND W[illegible]

INSTALLMENT DEED

Book No. 1336

FOR AND IN CONSIDERATION of the sum of [illegible] DOLLARS

in hand TEN AND NO/100 DOLLARS has been paid in cash by

HENRY ENGLISH, TRUSTEE OF W.W. & ETTA STANLEY the receipt of which is hereby acknowledged, and for the remainder

ONE HUNDRED NINETY AND NO/100 DOLLARS

the said J.R. COARSEY AND WIFE J.E. COARSEY, HAVE E EXECUTED THIRTY-EIGHT (38) NOTES OF FIVE DOLLARS EACH PLUS INTEREST, THE FIRST OF SAID NOTES BEING DUE AND PAYABLE SEPTEMBER 10, 1945, AND ONE EACH OF THE OTHERS ON THE SAME DAY OF EACH CONSECUTIVE MONTH THEREAFTER UNTIL ALL ARE PAID.

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 8 day of March 1947, G.E. Reed

Attest: [illegible]

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, AND FOR THE SAID DUE, PAID/F. E. PFEIFFER AND WIFE CLARA A. PFEIFFER AND TO BE PAID

have this day bargained and sold, and do hereby transfer and convey, unto the said H.B. BINKLEY AND WIFE M.E. BINKLEY,

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

A PARCEL OF LAND IN LOT NO. 20 OF ALPINE TERRACE SUBDIVISION, AS PER MAP OF THIS SUBDIVISION ENTERED IN BOOK 421, PAGE 121 R.O.D.C. SINCE THE ENTRY OF THIS MAP TWO STREETS AND AN ALLEY HAVE BEEN OUTLINED AS FOLLOWS: A FORTY-FOOT STREET TO BE KNOWN AS PFEIFFER STREET CONNECTING ALPINE AVENUE WITH A NEW 25-FOOT STREET TO BE KNOWN AS FOOT LANE, SAID STREET TAKING THE PLACE OF A 15-FOOT ALLEY ALONG THE EASTERN MARGIN OF LOT NO. 20 CONNECTING PFEIFFER STREET WITH POWELL STREET. THE NEW ALLEY CONNECTS PFEIFFER STREET WITH POWELL STREET 175 FEET WEST AND PARALLEL WITH ALPINE AVENUE.

DESCRIPTION OF LAND HEREBY CONVEYED; BEGINNING AT A STAKE MARKING THE SOUTH MARGIN OF PFEIFFER STREET WITH ITS INTERSECTION WITH THE EAST MARGIN OF THE NEW 15-FOOT ALLEY, WHICH STAKE IS 190 FEET EAST OF THE EAST MARGIN OF ALPINE AVENUE; THENCE IN AN EASTERLY DIRECTION 70 FEET TO A STAKE MARKING A BEND IN PFEIFFER STREET TO A MORE EASTERLY DIRECTION, THENCE WITH SAID STREET EAST 20 FEET TO A STAKE IN THE CENTER OF A WEATHER BRANCH, THENCE IN A SOUTHERLY DIRECTION 150 FEET TO A STAKE, THENCE IN A WESTERLY DIRECTION 462½ FEET TO A STAKE IN THE EAST MARGIN OF THE ALLEY; THENCE WITH SAID ALLEY IN A NORTHERLY DIRECTION 134 FEET TO THE POINT OF BEGINNING IN THE SOUTH MARGIN OF PFEIFFER ST.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said H.B. BINKLEY AND WIFE M.E. BINKLEY, THEIR heirs and assigns, forever, AND 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.

AND WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said H.B. BINKLEY, AND WIFE M.E. BINKLEY 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 H.B. BINKLEY AND WIFE M.E. BINKLEY

do hereby transfer and convey unto R.M. DAVIDSON, 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.