WE , 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.

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 FRANKLIN KEMP AND WIFE, ELLEN A. KEMP 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 FRANKLIN KEMP AND WIFE, ELLEN A. KEMP 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 C.S. BLACKMAN, SR. 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 EDNA T. KIRKPATRICK

and FRANKLIN KEMP AND WIFE, ELLEN A KEMP , hereunto set our hands

at NASHVILLE, , Tennessee, this the 26 day of SEPTEMBER , 19 45

EDNA T. KIRKPATRICK
FRANKLIN KEMP
ELLEN A. KEMP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON , a Notary Public in and for said County and State, the within named EDNA T. KIRKPATRICK, FRANKLIN KEMP AND WIFE, ELLEN A KEMP

the bargainor S , 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 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 26 day of SEPT 19 45

My commission expires APR. 5, 1949.

(Seal) E.B. WALTON
Notary Public.

U.S.R.S. $1.10.

REC'D OCTOBER 26, 1945 AT 10;32 A.M. N

NUMBER 38619 RECORDED OCTOBER 27, 1945

INSTALLMENT DEED

Book No. 1336

FOR AND IN CONSIDERATION of the sum of THIRTY TWO HUNDRED FIFTY ($3250.00)---- DOLLARS of which SIX HUNDRED AND 00/100 ($600.00)------ DOLLARS has been paid in cash by HENRY C. SUTTON AND WIFE, SUSIE MAI SUTTON; the receipt of which is hereby acknowledged, and for the remainder TWENTY-SIX HUNDRED FIFTY ($2650.00) AND 00/100------- DOLLARS the said HENRY C. SUTTON AND WIF ,SUSIE MAI SUTTON, HAVE EXECUTED THEIR JOINT PROMISSORY INSTALLMENT NOTE IN THE PRINCIPAL SUM OF TWENTY-SIX HUNDRED FIFTY ($2650.00) DOLLARS, BEARING EVEN DATE HEREWITH AND PAYABLE TO THE ORDER OF L.M. BAKER AND WIFE, MADELIN C. BAKER; SAID NOTE BEING PAYABLE IN ONE HUNDRED SIX (106) MONTHLY INSTALLMENTS OF TWENTY-FIVE ($25.00) DOLLARS EACH, TOGETHER WITH INTEREST AT SIX (6%) PER CENT PER ANNUM ON THE BALANCE OF THE PRINCIPAL SUM FROM DATE HEREOF UNTIL PAID, THE FIRST INSTALLMENT BEING DUE AND PAYABLE ON DECEMBER 1, 1945.

23 Nov 1974

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, L.M. BAKER AND WIFE, MADELIN C. BAKER

have this day bargained and sold, and do hereby transfer and convey, unto the said HENRY C. SUTTON AND WIFE, SUSIE MAI SUTTON,

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

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE OLD NASHVILLE AND LEBANON ROAD, RUNNING THENCE N. 30 DEGREES E. PASSING THROUGH A FORE AND AFT ELM TREE NORTH OF SAID ROAD , AND PASSING 4-3/4 FEET WEST OF THE NORTHWEST CORNER OF THE DWELLING HOUSE LOCATED ON THE LAND HEREIN DESCRIBED, IN ALL 1240 FEET TO A LARGE WHITE OAK TREE; THENCE N. 69¼ DEGREES E. 796.5 FEET TO A STAKE; THENCE SOUTH ½ DEGREE W. 1083 FEET TO THE CENTER OF THE OLD NASHVILLE AND LEBANON ROAD; THENCE WITH SAID ROAD, S. 62½ DEGREES W. 231.5 FEET; THENCE S. 64½ DEGREES W. 543 FEET TO A CEDAR TREE ON SOUTH SIDE OF SAID ROAD; THENCE W. ALONG THE SOUTH SIDE OF SAID ROAD 611 FEET TO THE BEGINNING, CONTAINING 25 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO L.M. BAKER AND WIFE, MADELIN C. BAKER, BY DEED FROM FRANCES WILSON, OF RECORD IN BOOK 1143, PAGE 614, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HENRY C. SUTTON AND WIFE, SUSIE MAI SUTTON, 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 heirs and representatives, to warrant and forever defend the title to said real estate to said HENRY C. SUTTON AND WIFE, SUSIE MAI SUTTON, 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 U in hand paid WE , the said HENRY C. SUTTON AND WIFE SUSIE MAI SUTTON

do hereby transfer and convey unto W.D. DODSON , 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.