We , the said Fred H Brown and wife, Gertrude Brown , 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~~xxxxx~~ insurable value 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 Fred H Brown and wife, Gertrude Brown , 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 Fred H Brown and wife, Gertrude Brown, 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 Floyd H Adams 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. I

In Witness Whereof, ~~he~~, the said M L McMakin, Trustee

and Fred H Brown and wife, Gertrude Brown, , hereunto set our hands

at Nashville , Tennessee, this the 2nd day of November , 19 45

M L McMakin, Trustee
Fred H Brown
Gertrude Brown

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W L Whitaker , a Notary Public in and for said County and State, the within named M L McMakin, Trustee and Fred H Brown and wife, Gertrude Brown

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 husband , the said x , 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. x

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November 19 45.

My commission expires Oct 5, 1947

(Seal) W L Whitaker
Notary Public.

U S R S $1.10
Received November 8, 1945 at 11;18 A M
O

Damage Book
Nashville, Tenn.
Received ... 19 ...
To Winston Crowder

INSTALLMENT DEED

Book No. 1336

FOR AND IN CONSIDERATION of the sum of Two Hundred and no/100 - - - - - - DOLLARS of which One Hundred and no/100 - - - - - - - - - - - - - - - - DOLLARS has been paid in cash by Winston Crowder the receipt of which is hereby acknowledged, and for the remainder One Hundred and no/100 ,- - - - - - - - - - DOLLARS to said Winston Crowder has executed his two promissory notes in the sum of fifty ($50.00) dollars each and payable respectively to Sallie Jones and Mannie E Millings sixty days after date.

We, Sallie Jones, widow of W.R.H. Jones, the life tenant, and Mannie E Millings, the sole owner of the remainder interest in said property, join in said conveyance so as to convey the entire interest in said property.

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 to Winston Crowder

We, Sallie Jones and Mannie E Millings,

have this day bargained and sold, and do hereby transfer and convey, unto the said Winston Crowder, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at a stake in the H Brown line where said line crosses State Highway No. 100, south 19 degrees east 12 poles along said Brown line to a sugar tree stump on the west side of the Old Ridge road; thence south 10¾ degrees east 20 poles with said Brown line to a stake; thence south 82½ degrees east 9 poles to the edge of the Hester and Beasley Road; thence north 5 degrees east, with the margin of said road, 9 poles to a stake; thence north 12½ degrees west, with the margin of said Hester and Beasley Road, 39½ poles to the edge of State Highway No. 100; thence south 71 degrees west 13¼ poles with the margin of said Highway No. 100 to the beginning; containing 3 acres and 30 square rods, more or less, according to a survey of Lewis U King on the 30 day of October, 1945. Being part of the property conveyed to W.R.H. Jones by Herbert H Boyd as of record in Book 134, page 218, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Winston Crowder, his 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 Winston Crowder, his 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 me in hand paid I , the said Winston Crowder do hereby transfer and convey unto James W Stokes , 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.