nt , the said ...RGE E. SOODNER AND WIFE GLENNA LOUISE SOODNER , do hereby agree to

... all buildings ... 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, payable ... the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear.

nt further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments that may be levied ... when due and in case nt 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 those 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 nt , the said GEORGE E. SOODNER AND WIFE GLENNA LOUISE SOODNER , 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 nt 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, nt 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.

nt 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. nt 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 GEORGE E. SOODNER AND WIFE, GLENNA LOUISE SOODNER 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 CECIL SIMS Trustee, shall be vested in said successor.

Said Trustee shall execute this trust when requested to give bond, and he shall not be required to do any ... relations to the property.

In Witness Whereof, We the said THE LAYMAN FOUNDATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS, AND ITS CORPORATE SEAL ATTACHED, and GEORGE E. SOODNER AND WIFE GLENNA LOUISE SOODNER HAVE , hereunto set our hands

at MADISON COLLEGE , Tennessee, this the 27TH day of OCTOBER , 1945

(SEAL) THE LAYMAN FOUNDATION
GEO. E. SOODNER BY: E. A. SUTHERLAND, PRESIDENT
ATTEST:
GLENNA LOUISE SOODNER BY: FLORENCE FELLEMENDE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FLORENCE I. HARTSOCK , a Notary Public in and for said County and State, the within named GEORGE E. SOODNER AND WIFE, GLENNA LOUISE SOODNER,

the bargainorS , 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 MADISON COLLEGE, Tennessee, this 17 day of NOV. 1945

My commission expires 4-24-46

(Seal) FLORENCE I. HARTSOCK
Notary Public.

STATE OF TENNESSEE
DAVIDSON COUNTY.
PERSONALLY APPEARED BEFORE ME, FLORENCE I. HARTSOCK, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED E. A. SUTHERLAND AND FLORENCE FELLEMENDE, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE LAYMAN FOUNDATION, THE WITHIN NAMED BARGAINOR A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID E. A. SUTHERLAND AS SUCH PRESIDENT, AND ATTESTING THE SAME BY THE SAID FLORENCE FELLEMENDE AS SUCH SECRETARY. WITNESS MY HAND AND SEAL AT MADISON COLLEGE, TENNESSEE, THIS 27TH DAY OF OCT., 1945.

(SEAL) FLORENCE I. HARTSOCK
NOTARY PUBLIC

COMMISSION EXPIRES 4/24/46

RECEIVED NOV. 26, 1945 AT 12:05 P.M. - USRS $2.20 - DG

NUMBER 21697

INSTALLMENT DEED

Book No. 1336

... $4,000.00 FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100

... L. T. NIEVES AND LAURA E. NIEVES

($4,000.00) FOUR THOUSAND AND NO/100 ... L. T. NIEVES AND WIFE LAURA E. NIEVES HAVE EXECUTED THEIR PROMISSORY NOTE OF EVEN DATE IN THE AMOUNT OF $4,000.00, PAYABLE TO W. A. BAKER AND WIFE ESTELLE BAKER, SAID NOTE TO BE PAYABLE IN THE AMOUNT OF $40.00 PER MONTH, WHICH AMOUNT INCLUDES BOTH PRINCIPAL AND INTEREST AT THE RATE OF 6% PER ANNUM ON THE UNPAID BALANCE, BEGINNING THE 15TH DAY OF NOVEMBER, 1945 AND A LIKE AMOUNT ON THE 15TH DAY OF EACH SUCCEEDING MONTH UNTIL FULLY PAID, BUT PAYEE IS RESERVED OF PAYING ANY NUMBER OF SAID PAYMENTS, OR THIS NOTE MAY BE PAID IN FULL ON ANY PAYING DATE. DEMAND, NOTICE AND PROTEST ARE EXPRESSLY WAIVED AND IF NOT PAID IN FULL AT THE TIME AND IN THE MANNER ABOVE SPECIFIED, THEN ALL PRINCIPAL AND ACCRUED INTEREST SHALL AT THE OPTION OF THE LEGAL HOLDER HEREOF BECOME AT ONCE DUE AND PAYABLE WITHOUT NOTICE AND IN THE EVENT OF SUCH DEFAULT, WE WILL PAY ALL EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCIDENT TO COLLECTION.

... principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, W. A. BAKER AND WIFE ESTELLE BAKER

have this day bargained and sold, and do hereby transfer and convey unto L. T. NIEVES AND WIFE, LAURA E. NIEVES, THEIR

Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 6 AND 7 OF BLOCK NO. 14 IN THE MAP OF GABBS AND ELLIOTT'S SUBDIVISION, OF RECORD IN BOOK 547, PAGE 547, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS FRONT TOGETHER 100 FEET ON THE WESTERLY SIDE OF 8 FOOT STREET AND RUN BACK BETWEEN PARALLEL LINES ALONG THE NORTHERLY MARGIN OF SAID AVENUE, 142 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W. A. BAKER BY DEED FROM EARNEST LYON AND WIFE, OF RECORD IN BOOK 1204, PAGE 54, SAID REGISTER'S OFFICE.

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 15 day of NOV. 1950

FIRST FEDERAL SAVINGS & LOAN ASS'N OF NASHVILLE

ATTEST: DEPUTY REGISTER

BY: ASST VICE PRESIDENT

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said L. T. NIEVES AND WIFE, LAURA E. NIEVES, 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. EXCEPT 1945 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES.

We further covenant and bind OURSELVES, AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said L. T. NIEVES AND WIFE LAURA E. NIEVES, 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 to avoid 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 L. T. NIEVES AND WIFE LAURA E. NIEVES

~~do~~ hereby transfer and convey unto C. E. HANLAN , 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.