WE , the said LEAMON H. HIGGINS AND WIFE, ALLIE DABBS HIGGINS, , 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 $ 1600.00 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 therein, the same to bear interest from the date of such payment.

Now, if WE , the said LEAMON H. HIGGINS AND WIFE, ALLIE DABBS HIGGINS , 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 LEAMON H. HIGGINS AND WIFE, ALLIE DABBS HIGGINS, 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 Davidsod County, Tennessee, and the title herein conveyed to 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 R. O. MALLERNEE AND WIFE, JULIA LONG MALLERNEE and LEAMON H. HIGGINS AND WIFE, ALLIE DABBS HIGGINS , hereunto set our hands at NASHVILLE , Tennessee, this the 25 day of JANUARY , 19 46

R. O. MALLERNEE
JULIA LONG MALLERNEE
LEAMON H. HIGGINS
ALLIE DABBS HIGGINS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE L. RYE , a Notary Public in and for said County and State, the within named R. O. MALLERNEE AND WIFE, JULIA LONG MALLERNEE AND LEAMON H. HIGGINS AND WIFE, ALLIE DABBS HIGGINS 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 XX having appeared before me privately and apart from husband , the said XX , 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. X

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of JANUARY 19 46.

My commission expires JANUARY 22, 1949 (Seal) LOUISE L. RYE Notary Public.

U.S.R.S. $ 2.75

RECEIVED JAN. 29, 1946 AT 11:21 A.M.

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Number 47099 Recorded January 30, 1946

J B Knight, et ux To Lawrence Bryant, Jr., et ux

COTE MARSHALL & BRUCE NASHVILLE

INSTALLMENT DEED

Book No. 1367

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty and No/100 ($350.00) - - - DOLLARS of which One Hundred and No/100 - - - - - - ($100.00) - - - - - - DOLLARS has been paid in cash by Lawrence Bryant, Jr., and wife, Jacquelyn Ormes/ Bryant , the receipt of which is hereby acknowledged, and for the remainder Two Hundred Fifty and No/100 - - - - - - - - ($250.00) - DOLLARS the said Lawrence Bryant, Jr., and wife, Jacquelyn Ormes Bryant have of even date herewith executed their-five (25) joint promissory monthly notes, the principal sum being Ten and No/100($10.00) Dollars each, with six (6) per cent interest per annum computed and added to the face of each note, making the first one of said notes, principal and interest, in the sum of Eleven and 25/100 ($11.25) Dollars, and each succeeding note in the sum of five (5) cents less than the preceding note, the payment thereof beginning December 8, 1945.

All of said twenty-five (25) notes including principal and interest are payable to the order of J. B. Knight and wife, Marian Knight, on or before their respective maturity dates.

Any one or all of this series of twenty-five (25) notes may be taken up at any time before maturity at a discount of five (5) cents per month for the time unexpired, provided they be taken up in order of their maturity.

all of said notes bearing six per cent interest from maturity only 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, J. B. Knight and wife, Marian Knight

have this day bargained and sold, and do hereby transfer and convey, unto the said Lawrence Bryant, Jr., and wife, Jacquelyn Ormes Bryant, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being two certain lots located in the Eleventh Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being Lots Nos. fifty-one and fifty two (52) on the map of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, page 10, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 51 and 52 adjoin and together front 100 feet on the easterly side of Whoopee Trail and run back between parallel lines 150 feet to a dead line and measures 100 feet thereon.

Said Lots Nos. 51 and 52 being the same property conveyed to the undersigned J. B. Knight and wife, Marian Knight, by Walter Baker and wife Mona R. Baker, as of record in Book 1284, page 286 of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Lawrence Bryant, Jr., and wife, Jacquelyn Ormes Bryant, 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 Lawrence Bryant, Jr., and wife, Jacquelyn Ormes Bryant, 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 Lawrence Bryant, Jr., and wife, Jacquelyn Ormes Bryant do hereby transfer and convey unto Chas U Coggin , 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.