WE , the said E.HENRY BULLARD AND WIFE, LUCILLE BULLARD, , 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 $ 1200.00 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 E.HENRY BULLARD AND WIFE, LUCILLE BULLARD , 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 E.HENRY BULLARD AND WIFE, LUCILLE BULLARD, 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 L.M.NELSON 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 GEORGE M. JOHNSON AND WIFE, EDNA LUCILLE JOHNSON and E.HENRY BULLARD AND WIFE, LUCILLE BULLARD, , hereunto set our hands at NASHVILLE , Tennessee, this the 21 day of JAN , 1946.

GEORGE M.JOHNSON

EDNA LUCILLE JOHNSON

E.HENRY BULLARD

LUCILLE BULLARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROBT F. MAURY , a Notary Public in and for said County and State, the within named GEORGE M. JOHNSON AND WIFE, EDNA LUCILLE JOHNSON AND E.HENRY BULLARD AND WIFE, LUCILLE BULLARD, 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 X , 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 5 day of JANUARY 19 46.

My commission expires JULY 12 1947

U.S.R.S.21.65

(Seal) ROBT F. MAURY Notary Public.

REC'D FEB 7, 1946 ST 11:30 A.M.

C

NUMBER 47994 RECORDED FEBRUARY 7TH, 1946.

EDWARD PRYOR ET UX ----------TO---- JAMES W. DICKERSON ET UX.

INSTALLMENT DEED

Book No. 1368

FOR AND IN CONSIDERATION of the sum of TWELVE HUNDRED AND NO/100 ($1200.00) DOLLARS of which AMOUNT THE SUM OF TWENTY FIVE AND NO/100 ($25.00) DOLLARS has been paid in cash by JAMES W. DICKERSON AND WIFE MAUDE DICKERSON , the receipt of which is hereby acknowledged, and for the remainder ELEVEN HUNDRED AND SEVENTY FIVE AND NO/100 ($1175.00) DOLLARS the said JAMES W. DICKERSON AND WIFE MAUDE DICKERSON HAVE EXECUTED THEIR 117 JOINT PROMISSORY LIEN NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF EDWARD PRYOR THE PRINCIPAL OF THE FIRST 116 NOTE BEING $10.00 EACH AND OF THE LAST OR 117TH NOTE $15.00 AND MATURING ON OR BEFORE ONE EACHMONTH RESPECTIVELY CONSECUTIVELY BEGINNING JULY 7TH, 1938, THE INTEREST ON THESE NOTES HAS BEEN CALCULATED AT 6% FROM DATE TO THEIR RESPECTIVE DATES OF MATURITY AND ADDED IN THE FACE OF EACHNOTE, MAKING THE FIRST NOTE $15.88 AND EACH SUCCEEDING NOTE RESPECTIVELY THEREAFTER IS FOR AN AMOUNT 5 CENTS LESS THAN THE PRECEDING NOTE, MAKING THE 116TH NOTE $10.12 AND THE LAST OR 117TH NOTE $15.07 THERE FORE NO INTEREST SHOULD BE ADDED EXCEPT FROM RESPECTIVE DATES DATES OF MATURITY UNTIL PAID.

I do certify that I am the ... for the instrument within ... the same in full. This 16 June ... charge of the lien to secure

Attest: J.P.Wilson DEPUTY REGISTER Edward Pryor

AS ABOVE INDICATED.

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 EDWARD PRYOR AND WIFE MARTHA PRYOR, have this day bargained and sold, and do hereby transfer and convey, unto the said JAMES W. DICKERSON AND WIFE MAUDE DICKERSON THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOT NO.THREE (3) ON HAYNIE'S MAP OF PART OF FREE SILVER PLAN AS OF RECORD IN BOOK 161, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING IN THE CENTER OF THE WHITES CREEK PIKE OPPOSITE THE CENTER OF BRYAN STREET, THENCE WITH THE CENTER OF SAID PIKE NORTH 63½ DEGREES WEST 152 FEET TO A POINT OPPOSITE THE CENTER OF AN UNNAMED STREET; THENCE SOUTH 72 DEGREES WEST WITH THE CENTER OF SAID STREET, 560 FEET TO THE CORNER OF LOTS NOS.2 AND 3, THENCE SOUTH 63½ DEGREES EAST WITH THE LINE BETWEEN SAID TWO LOTS, 555 FEET TO THE CENTER OF BRYAN STREET, THENCE WITH THE CENTER OF SAID STREET NORTH 26½ DEGREES EAST 400 FEET TO THE BEGINNING CONTAINING 3.27 ACRES BE THE SAME MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED TO EDWARD PRYOR BY MRS. MARGIE ALICE KNIGHT A WIDOW, BY DEED DATED APRIL 30, 1914, AND RECORDED IN BOOK 546, PAGE 243, R.O.D.C. TENNESSEE

NOTE: IT IS UNDERSTOOD BY AND BETWEEN ALL PARTIES TO THIS CONTRACT THAT NO BUILDING MATERIAL IS TO BE REMOVED NOR SOLD FROM THE PROPERTY HEREIN CONVEYED UNTIL SUCH TIMES AS THE SAME SHALL HAVE BEEN AT LEAST 50% PAID FOR

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES W.DICKERSON AND WIFE MAUDE DICKERSON 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 JAMES W.DICKERSON AND WIFE MAUDE DICKERSON, 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 JAMES W.DICKERSON AND WIFE MAUDE DICKERSON do hereby transfer and convey unto RUFUS GANN , 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.