WE , the said HOWARD K. CRAFTON & WIFE, SAMMIE L. CRAFTON , 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 $ 600.00 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 HOWARD K. CRAFTON & WIFE, SAMMIE L. CRAFTON , 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 HOWARD K. CRAFTON & WIFE, SAMMIE L. CRAFTON 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 WILLIAM O. LEE 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 J. T. CRAFTON & WIFE, INA LOU CRAFTON and HOWARD K. CRAFTON & WIFE, SAMMIE L. CRAFTON , hereunto set our hands at NASHVILLE , Tennessee, this the 12 day of FEB. , 19 46

J. T. CRAFTON
INA LOU CRAFTON
HOWARD K. CRAFTON
SAMMIE L. CRAFTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. E. BERNAL , a Notary Public in and for said County and State, the within named J. T. CRAFTON & WIFE, INA LOU CRAFTON AND HOWARD K. CRAFTON & WIFE, SAMMIE L. CRAFTON 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 X having appeared before me privately and apart from husband , the said X 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 13 day of FEBRUARY 19 46.

My commission expires OCT. 4, 1948

H. E. BERNAL
(Seal) Notary Public.

U.S.R.S. $2.20
RECEIVED FEB. 15, 1946 AT 1:51 P.M.
S

NUMBER 49171
RECORDED FEB. 18, 1946

ANNIE GAILLARD UNMARRIED TO VIOLA ELIZABETH FORD

INSTALLMENT DEED

Book No. 1368

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED $1500.00 AND 00/100 DOLLARS of which SIX HUNDRED FOUR ($604.00) AND 00/100 DOLLARS has been paid in cash by VIOLA ELIZABETH FORD (WIDOW) , the receipt of which is hereby acknowledged, and for the remainder EIGHT HUNDRED NINETY-SIX ($896.00) AND 00/100 DOLLARS the said VIOLA ELIZABETH FORD (WIDOW) HAS EXECUTED HER FIFTY-SIX (56) PRINCIPAL PROMISSORY NOTES OF EVEN DATE HEREWITH IN THE AMOUNT OF SIXTEEN DOLLARS ($16) EACH, DESCENDING SERIES. THAT IS TO SAY THAT THE INTERESTED HAS BEEN COMPUTED ON THE UNPAID BALANCE AT 6% PER ANNUM AND ADDED IN THE FACE OF EACH NOTE WITH THE LARGEST NOTE FIRST. THE FIRST NOTE IS FOR AN AMOUNT OF $16 PRINCIPAL, PLUS $4.48 INTEREST, MAKING THE FIRST NOTE FOR A SUM, PRIN__ AND INTEREST OF $20.48, EACH NOTE THEREAFTER IS FOR AN _MOUNT EIGHT CENTS (8¢) LESS THAN THE PRECEDING NOTE UNTIL THEY ALL MATURE, ALL OF SAID NOTES ARE PAYABLE TO THE ORDER OF MYSELF, AND THE FIRST ONE BEING DUE ON OR BEFORE THE 6TH DAY OF MARCH, 1946, THE OTHERS, EACH, ON OR BEFORE THE 6TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTILL THEY ALL MATURE; EACH AND ALL OF SAID NOTES HAVE BEEN SIGNED, INDORSED AND NEGOTIATED BY HER FOR THEIR FULL FACE VALUE IN DUE COURSE OF TRADE,

MATURITY

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 I, ANNIE GAILLARD (UNMARRIED) have this day bargained and sold, and do hereby transfer and convey, unto the said VIOLA ELIZABETH FORD (WIDOW) HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WESTERLY 10 FEET OF LOT NO. 15 AND THE EASTERLY 20 FEET OF LOT NO. 16 ON THE PLAN OF J. M. AND T. J. HARDING'S ADDITION, AS OF RECORD IN BOOK 22, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 15 AND 16 FRONT TOGETHER 30 FEET ON THE NORTHERLY SIDE OF SCOVEL, FORMERLY MADISON, STREET, AND RUN BACKBETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO E. W. D. ISAAC AND WIFE, JOSIE E. ISAAC, BY DEED FROM BRANSFORD REALTY COMPANY, DATED JULY 14, 1923, OF RECORD IN BOOK 578, PAGE 116, SAID REGISTER'S OFFICE.

...s that I am the true and lawful holder of the claim secured by the instrument within ..., and hereby acknowledge the satisfaction thereof and discharge of the lien to secure ...me in full. This 22 ...y of Sept ....1950.

J. P. Wilson
REGISTER

Citizens Savings Bank & Trust Co.
M. Bergmann Executive Vice-Pres.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said VIOLA ELIZABETH FORD (WIDOW) heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT TAXES FOR 1926 WHICH HAVE BEEN PRO RATED AND ASSUMED BY THE PURCHASER. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said VIOLA ELIZABETH FORD, (WIDOW) HER 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 - in hand paid I , the said VIOLA ELIZABETH FORD (WIDOW) do hereby transfer and convey unto A. G. PRICE. , 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.