WE , the said J. E. HAUSKIN AND WIFE CARLINE HAUSKIN , 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 $ ----- 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 IF 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 J. E. HAUSKIN AND WIFE CARLINE HAUSKIN , 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, IF 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 J. E. HAUSKIN AND WIFE CARLINE HAUSKIN, 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 JOHN W. FREY 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 C. W. BEARD, WIDOWER

and J. E. HAUSKIN AND WIFE CARLINE HAUSKIN , hereunto set our hands

at NASHVILLE , Tennessee, this the 20TH day of MARCH , 19 46

C. W. BEARD

J. E. HAUSKIN
CARLINE HAUSKIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. T. L. AHEARN , a Notary Public in and for said County and State, the within named C. W. BEARD(ALSO KNOWN AS CHARLES W. BEARD) WIDOWER, AND J. E. HAUSKIN AND WIFE CARLINE HAUSKIN 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 Nashville, Tennessee, this 23RD day of MARCH 1946.

My commission expires APRIL 4, 1948 (Seal) MRS. T. L. AHEARN
Notary Public.

RECEIVED MARCH 25, 1946 AT 1:20 P.M. - JSRS $3.30 - DG

Number 52858 . William Jackson, et ux to R. E. Hughes et ux
Recorded Mar. 26, 1946

INSTALLMENT DEED

Book No. 1368

FOR AND IN CONSIDERATION of the sum of Twelve Hundred and 00/100 ($1,200.00) DOLLARS

of which Three Hundred and fifty and 00/100 ($350.00) DOLLARS has been paid in cash by

R. E. Hughes and wife, Marie Hughes, , the receipt of which is hereby acknowledged, and for the remainder

Eight Hundred and Fifty and 00/100 ($850.00) DOLLARS

the said R. E. Hughes and wife, Marie Hughes, have executed their 57 promissory notes of even date herewith fifty-six (56) in the amount of $15.00 each and the last one (1) in the amount of $10.00, with interest added to the face of each note; the first of said notes becoming due one month from date and one monthly thereafter,

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, William Jackson, and wife, Minnie Jackson

have this day bargained and sold, and do hereby transfer and convey, unto the said R. E. Hughes, and wife, Marie Hughes, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the Southerly thirty seven and one-half (37½) feet of lot no. Eleven (11) on the plan of Harding's First Audition to Nashville, as of record in book 19, page 241, Register's Office for Davidson County, Tennessee, described as follows;

Beginning at the Northeast corner of Harding Street and 14th Avenue, North, formerly Watkins street, being the Southwest corner of said lot no. 11; thence with the northerly margin of Harding Street, easterly sixty-seven and one-half (67½) feet to the corner of lots nos. 11 and 12; thence northerly with the line between said two lots, thirty seven and one-half (37½) feet; thence westerly, parallel with Harding Street, sixty seven and one-half (67½) feet; more or less, to the easterly margin of 14th Avenue North; thence with the easterly margin of said 14th Avenue, North, southerly thirty seven and one-half (37½) feet to the beginning.

And being the same property conveyed to the undersigned, Chaney Dickerson by deed of Tom E. Dickerson, dated February 15th, 1928;

And further being the same property conveyed to William Jackson and wife, Minnie Jackson by deed of C. H. Bosley, et al, Trustees of Alpha Lodge Independent Order of willing workers of Nashville, Tennessee, of record in book 838, page 446, Register's Office of Davidson County Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said R. E. Hughes and wife, Marie Hughes, 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, and our heirs and representatives, to warrant and forever defend the title to said real estate to said R. E. Hughes and wife, Marie Hughes, 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 R. E. Hughes and wife, Marie Hughes,

do hereby transfer and convey unto Jasper C. Horne , 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.