we , the said Clyde M. Myers and wife, Ocea Myers, , 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 $ insurable value 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 Clyde M. Myers and wife, Ocea Myers , 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 Clyde M. Myers and wife, Ocea Myers 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 Marvin F. Hall 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 Hattie T. Posey

and Clyde M. Myers and wife, Ocea Myers, , hereunto set our hands

at ~~Tennessee~~, this the 8th day of April , 19 46

Hattie T. Posey
Clyde M. Myers
Ocea Myers

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Lenora Underwood , a Notary Public in and for said County and State, the within named Hattie T. Posey, a widow

the bargainor , with whom I am personally acquainted, and who acknowledged that she 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

xx

x , 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 x

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April 19 46 .

My commission expires January 11, 1950

(Seal) Lenora Underwood
Notary Public.

Ohio, Summit

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, Lydia L. Kefauver , a Notary Public in and for said County and State, the within named Clyde M. Myers and wife, Ocea Myers

the bargainors , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And xx , of the said

x

having appeared before me privately and apart from husband , the said

xxx

x , 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 8th day of April 19 46.

My commission expires July 2, 1947.

(Seal) Lydia L. Kefauver
Notary Public

USRS $3.85
Received Apr. 13, 1946 at 11:12 A.M.
S

EDNA K. LEWIS ET VIR----------TO----------MARIE TEMPLE REED

INSTALLMENT DEED

Book No. 1369

FOR AND IN CONSIDERATION of the sum of ($6000.00) SIX THOUSAND AND NO/100 DOLLARS

of which THREE THOUSAND AND NO/100 DOLLARS has been paid in cash by

MARIE TEMPLE REED , the receipt of which is hereby acknowledged, and for the remainder

OF ($3000.00) THREE THOUSAND AND NO/100 DOLLARS

the said MARIE TEMPLE REED HAS THIS DAY EXECUTED HER ONE LIEN PROMISSORY NOTE IN THE SUM OF ($3000.00), THREE THOUSAND AND NO/100 DOLLARS, PRINCIPAL, PAYABLE TO EDNA K. LEWIS, DUE AND PAYABLE 6 MONTHS FROM DATE TO GETHER WITH INTEREST AT 4% PER ANNUM, FROM

14 oct

J.P Wilson

American Nat'l Bank
Myrle Jackson
Asst Cashier

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx 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, EDNA K. LEWIS AND HUSBAND V. M. LEWIS

have this day bargained and sold, and do hereby transfer and convey, unto the said MARIE TEMPLE REED, TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS, CONTRACTS AND LIABILITY OF HER PRESENT OR ANY FUTURE HUSBAND THAT SHE MAY HAVE, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER OR CONVEY AS IF SHE WERE A FEME SOLE, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

A TRACT OF LAND IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 23 OF THE PLAN OF THE FIRST BELLE MEADE SUBDIVISION, AS OF RECORD IN BOOK 332, PAGES 98 AND 99, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A MAP THEREOF MADE JULY 26, 1919, BY ERLE DRAKE, COUNTY SURVEYOR OF SAID COUNTY, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF BELLE MEADE BOULEVARD AT MOSS' NORTHEAST CORNER; THENCE WITH THE WESTERLY MARGIN OF SAID BOULEVARD, NORTHWARDLY 2[illegible] FEET, THENCE WESTWARDLY [illegible] FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT NO. 23; THENCE SOUTHWARDLY 200 FEET TO MOSS' NORTHWEST CORNER; THENCE WITH HIS NORTHERLY LINE, EASTWARDLY 525 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDNA K. LEWIS BE DEED FROM A. C. BOWEN AND WIFE, OF RECORD IN BOOK 670, PAGE 32, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MARIE TEMPLE REED 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 1946 TAXES WHICH HAVE BEEN PRORATED AND ARE HEREBY ASSUMED BY THE GRANTEE HEREIN

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MARIE TEMPLE REED 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 ME in hand paid I , the said MARIE TEMPLE REED

do hereby transfer and convey unto CARL T. HINRICHS , 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.