I , the said IVA JUANITA SADLER, , 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.

I 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 I 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 I , the said IVA JUANITA SADLER , shall pay the notes aforesaid when due, according to ITS 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 I fail to pay 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 I 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, 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.

I agree that the Trustee may, at any time after default in payment of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. I 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 SAID 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 IVA JUANITA SADLER, HER HEIRS 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 J. C. WILKERSON Trustee, shall be vested in said successor.

In Witness Whereof, the AMERICAN NATIONAL BANK OF NASHVILLE HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL AFFIXED HERETO, AND IVA JUANITA SADLER, AN UNMARRIED WOMAN, HAS HEREUNTO SET HER hand at NASHVILLE , Tennessee, this 23RD day of MAY , 1946

ATTEST: M. E. BARR CASHIER

(SEAL) THE AMERICAN NATIONAL BANK OF NASHVILLE, BY J. C. WILKERSON VICE PRESIDENT

IVA JUANITA SADLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDNA MAE HARRIS , a Notary Public in and for said STATE and COUNTY J. C. WILKERSON AND M. E. BARR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE VICE-PRESIDENT AND CASHIER, RESPECTIVELY, OF THE ~~the bargainer - - -, with whom I am personally acquainted, and who acknowledged that~~ executed the within instrument for the ~~purposes therein contained.~~ AMERICAN NATIONAL BANK OF NASHVILLE, A CORPORATION, THE WITHIN NAMED BARGAINOR, And THAT THEY AS SUCH VICE PRESIDENT AND CASHIER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION THERETO BY J. C. WILKERSON, AS VICE-PRESIDENT, AND ATTESTING THE SAME BY M. E. BARR, AS CASHIER, AND AFFIXING THE CORPORATE SEAL THERETO, ~~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 MAY 1946.

My commission expires APRIL 10, 1949

(Seal) EDNA MAE HARRIS Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDNA MAE HARRIS , a Notary Public in and for said County and State, the within named IVA JUANITA SADLER, UNMARRIED WOMAN the bargainor , with whom I am personally acquainted, and who acknowledged that SHE, AN executed the within instrument for the purposes therein contained.

XXXX , of the said XXXX having appeared before me privately and apart from husband , the said XXXX , acknowledged the execution of the said instrument to have been done by XXXX freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed. XXX

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of MAY 1946.

My commission expires APRIL 10, 1949

U.S.R.S. $1.10

(Seal) EDNA MAE HARRIS Notary Public.

RECEIVED MAY 24, 1946 AT 11:45AM MDH

INSTALLMENT DEED

Book No. 1369

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF FORTY-TWO HUNDRED FIFTY AND NO/100 ($4250.00)-- DOLLARS, cash in hand paid, and FIFTEEN HUNDRED AND NO/100 ($1500.00)-------- DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder TURNEY E. GOAD AND WIFE, MARY E. GOAD , the receipt of which is hereby acknowledged, and for the remainder TWENTY-SEVEN HUNDRED FIFTY AND NO/100 ($2750.00,------ DOLLARS the said TURNEY E. GOAD AND WIFE, MARY E. GOAD HAVE EXECUTED THEIR ONE HUNDRED TEN (110) JOINT, MONTHLY, PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF LORA C. ALLEN AND MATURING ON OR BEFORE ONE EACH MONTH, RESPECTIVELY, CONSECUTIVELY, BEGINNING JUNE 2, , 1946. THE PRINCIPAL OF EACH NOTE IS $25.00 BUT THE INTEREST HAS BEEN CALCULATED AT 6% ON THE OUTSTANDING AMOUNT AND ADDED IN THE FACE OF EACH NOTE, MAKING THE FIRST NOTE $38.75 AND EACH SUCCEEDING NOTE THEREAFTER 12½% LESS THAN THE PRECEDING NOTE, MAKING THE LAST NOTE $25.13. THEREFORE SAID NOTES DRAW NO INTEREST, EXCEPT FROM MATURITY.

To secure the ... 13 ... and discharge of the ... 1365

Attest: J. P. Wilkerson

L. H. Bowling

AS ABOVE SET OUT

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, LORA C. ALLEN, A WIDOW have this day bargained and sold, and do hereby transfer and convey, unto the said TURNEY E. GOAD AND WIFE, MARY E. GOAD THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 75 FEET OF THE NORTHERLY 150 FEET OF BLOCK NO. 2 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF BLOCK 2 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF PARK, FORMERLY FIRST, AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 43RD AVENUE NORTH, FORMERLY SECOND STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LORA C. ALLEN BY DEED FROM CLARENCE A FLY AND WIFE, OF RECORD IN BOOK 754, PAGE 673, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said TURNEY E. GOAD AND WIFE, MARY E. GOAD I THEIR heirs and assigns, forever. 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. I covenant that EXCEPT TAXES FOR THE YEAR 1946, WHICH ARE TO BE PRO-RATED AS OF DATE OF DEED.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said TURNEY E. GOAD, AND WIFE, MARY E. GOAD 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 ME, the said TURNEY E. GOAD AND WIFE, MARY E. GOAD 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.