We , the said Jas. H. Bullard and wife, Lillie 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 $ 3500.00 fire and extended coverage 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 ...l 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 Jas H. Bullard and wife, Lillie 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, 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 Jas. H. Bullard and wife, Lillie Bullard, tneir 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 Rufus Gann 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. A. Christman

and Jas. H. Bullard and wife, Lillie Bullard , hereunto set our hands

at Nasnville , Tennessee, this the 15th day of June - -, 19 46.

J. A. Christman
James H. Bullard
Lillie Bullard

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. B. Tucker , a Notary Public in and for said County and State, the within named J. A. Christman

the bargainor , with whom I am personally acquainted, and who acknowledged that ----- 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 17th day of June 19 46.

My commission expires Oct 7-1947

(Seal) C.B. Tucker
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B. Tucker , a Notary Public in and for said County and State, the within named Jas. H. Bullard and wife, Lillie Bullard

the bargainor s , with whom I am personally acquainted, and who acknowledged that tney 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 18" day of June 19 46.

My commission expires Oct. 7, 1947

(Seal) C.B. Tucker
Notary Public.

~~$5.50~~

Received June 18, 1946 at 10:12 A.M. NS

NUMBER 68808 NOTARIAL FEES $2, 1946

W. H. WILLIAMSON ET UX TO THOMAS H. SMITH ET UX

INSTALLMENT DEED

Book No. 1369

... Eighteen Hundred Fifty and NO/100 ($1850.00) Dollars

... Three Hundred Eighty and NO/100 ($380.00) Dollars has been paid in cash by

Thomas H. Smith and wife Johnnie B. Smith , the receipt of which is hereby acknowledged, and for the remainder

Fourteen Hundred Seventy and NO/100 ($1470.00) Dollars

the said Thomas H. Smith and wife Johnnie B. Smith have this date executed to the order of W.H. Williamson a note for the sum of Fourteen Hundred Seventy and NO/100 ($1470.00) Dollars payable in Ninety Eight (98) consecutive monthly installments of Fifteen and No/100 ($15.00) Dollars eacn with interest at the rate of 6% per annum on the entire remaining indebtedness at each monthly payment. The first of said monthly installments to fall due in one month from the date of this instrument and the remaining installments monthly consecutively thereafter.

Filed ... for the ... and discharge of the ... within record... to secure the same in full this 7 ... day of June 1954 at ... o'clock ... DEPUTY REGISTER By ...

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, W.H. Williamson and wife Ruth Wiggins Williamson

have this day bargained and sold, and do hereby transfer and convey, unto the said Thomas H. Smith and wife Johnnie B. Smith, tneir heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

being the middle part of Lot No. 1 on the Map of Adam Young's Plan of Lots, of record in Book 57, page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the westerly margin of 28th Avenue North 72 feet north ~~of the north margin of 28th Avenue North 70 feet north~~ of the north margin of Batavia, formerly Zollicoffer, Street; thence with the margin of 28th Avenue North, nornterly 70 feet to a point which is 35 feet soutn of the southerly margin of an alley; thence westerly, parallel to Batavia Street, 73 feet; thence southerly, parallel to 28th Avenue North, 70 feet; tnence easterly 73 feet to tne beginning.

Being part of the property conveyed to W.H. Williamson by deed from Stanley Rich et al, of record in Book 1300, page 606, Register's Office for said County and re-recorded in Book 1358, page 262, Register's Office for Davidson County, Tennessee. This deed from Stanley Rich et al, transferred Lot No. 1 Adam Young's Plan to William H. Williamson, and the within named Grantor W.H. Williamson, and tne said William H. Williamson is tne one and same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Thomas H. Smith and wife Johnnie B. Smith, 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 Thomas H. Smith and wife Johnnie B. Smith, 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 Thomas H. Smith and wife Johnnie B. Smith do hereby transfer and convey unto A. M. Hagan, Jr., , 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.