WE , the said JAMES CALVIN CULP AND MINNIE PEARL CULP , 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 $ 2,500.00 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 JAMES CALVIN CULP AND MINNIE PEARL CULP , 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 JAMES CALVIN CULP AND MINNIE PEARL CULP 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 C. VERNON HINES 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 LOUIS B. CLINE AND WIFE, FRANCES MADDUX CLINE and JAMES CALVIN CULP AND MINNIE PEARL CULP , hereunto set our hands at NASHVILLE , Tennessee, this the 22 day of JUNE , 19 46

LOUIS B. CLINE
FRANCES MADDUX CLINE
JAMES CALVIN CULP
MINNIE PEARL CULP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, O. B. HOFSTETTER , a Notary Public in and for said County and State, the within named JAMES CALVIN CULP AND MINNIE PEARL CULP the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XXX XXX , 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 22ND day of JUNE 19 46

My commission expires JULY 9, 1949

(Seal) O. B. HOFSTETTER
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. EDGAR JONES , a Notary Public in and for said County and State, the within named LOUIS B. CLINE AND WIFE FRANCES M. CLINE the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XXXXX XXX , 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 21ST day of JUNE 19 46

My commission expires OCT. 10, 1949

(Seal) C. EDGAR JONES
Notary Public

U.S.R.S.$3.30 RECEIVED JUNE 25,1946 AT 2;46 P.M.
A.C.

NUMBER 52906 RECORDED JUNE 26,1946

SALLIE CORE LOONEY ---------- TO ---------- ROBERT A. HUDSON ET UX.

INSTALLMENT DEED

Book No. 1369

KNOW ALL MEN BY THESE PRESENTS, That I am in the sum of ONE THOUSAND EIGHT HUNDRED AND NO/100--- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and FIVE HUNDRED AND NO 100------- DOLLARS has been paid in cash by ROBERT A.HUDSON AND WIFE,BETTY W. HUDSON , the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND THREE HUNDRED AND NO/100---------- DOLLARS the said ROBERT A. HUDSON AND WIFE, BETTY W. HUDSON HAVE EXECUTED 26 NOTES IN THE FACE AMOUNT OF FIFTY ($50.00) DOLLARS EACH, THE FIRST BEING DUE ON OR BEFORE JULY 10, 1946, AND ONE FALLING DUE ON OR BEFORE THE 10TH DAY OF EACH SUCCESSIVE MONTH THEREAFTER,

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and ... proof and discharge of the lien to secure the same in ... April ..... 1950.

Attest: J. P. Wilson, COUNTY REGISTER — Third National Bank, Nashville, Tenn. By P. Lawrence A.C.

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, SALLIE CORE LOONEY, A WIDOW,

have this day bargained and sold, and do hereby transfer and convey, unto the said ROBERT A. HUDSON AND WIFE, BETTY W.HUDSON,

THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING PART OF LOT NO.4, AS DESCRIBED IN DEED TO SALLIE C. LOONEY BY W. A. CORE OF RECORD IN BOOK 1040, PAGE 397, BEING LOTS NOS. 60 AND 61 ON THE PRELIMINARY PLAT OF CORE SUBDIVISION, NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON & GEE, SURVEYORS, APRIL , 1946, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF DUE WEST AVENUE AT THE NORTHEAST CORNER OF SAID LOT NO. 4; THENCE SOUTH 32° 30' WEST 160 FEET TO THE CORNER OF LOTS NOS. 59 AND 60; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 150 FEET TO THE EASTERLY MARGIN OF AN UNNAMED STREET; THENCE WITH SAID STREET NORTHWARDLY 165 FEET TO THE SOUTHERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE EASTWARDLY 150 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO SALLIE CORE LOONEY BY DEED FROM WILLIAM ABNER CORE AND WIFE, OF RECORD IN BOOK NO.1040, PAGE 397 SAID REGISTER'S OFFICE.

THE CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING CONDITIONS:
BUILDINGS ERECTED ON THE ABOVE DESCRIBED PROPERTY SHALL BE PLACED NOT CLOSER THAN 30 FEET TO THE SOUTHERN MARGIN OF DUE WEST AVENUE, AND NOT CLOSER THAN 30 FEET TO THE EASTERLY MARGIN OF SAID TRACT. NO BUILDINGS SHALL BE ERECTED OR PLACED ON SAID PREMISES HEREIN CONVEYED, THE ORIGINAL COST OF WHICH SHALL BE LESS THAN $5,000.00, SAID AMOUNT TO INCLUDE COST OF RESIDENCE PROPER ONLY, AND NOT TO INCLUDE OUT HOUSES, WALKS, FENCES OR OTHER IMPROVEMENTS; AND SAID PROPERTY IS TO BE USED ONLY FOR RESIDENTIAL PURPOSES. SAID PROPERTY IS CONVEYED SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE WESTERLY MARGIN OF SAID TRACT. IT IS UNDERSTOOD AND AGREED THAT THE COVENANTS, RESTRICTIONS AND EASEMENTS ARE FOR THE BENEFIT OF ALL GRANTEES OF ALL OTHER TRACTS IN SAID LOT NO.4 AS DESCRIBED IN THE DEED FROM W. A. CORE TO SALLIE CORE LOONEY AS AFORESAID AND ARE TRANSFERABLE ALONG WITH THE TITLE TO ALL GRANTEES OF OTHER LOTS, AND THE GRANTEES COVENANT AND AGREE THAT SUBSEQUENT DEEDS TO THE TRACT HEREIN CONVEYED SHALL CONTAIN THE WITHIN COVENANT, IT BEING UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO, THEIR HEIRS, ASSIGNS, TRANSFEREES AND GRANTEES THAT SAID COVENANTS RUN WITH THE LAND AND ENURE TO THE BENEFIT OF PURCHASERS OF OTHER LOTS OR TRACTS IN SAID LOT NO.4 TO WHICH REFERENCE IS HEREINABOVE MADE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT A. HUDSON AND WIFE, BETTY W. HUDSON THEIR 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.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT A.HUDSON AND WIFE, BETTY W.HUDSON 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 ROBERT A. HUDSON AND WIFE, BETTY W. HUDSON do hereby transfer and convey unto K.HARLAN DODSON, 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.