We , the said Joseph W. Riggins and wife, Ruby V. Riggins , 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 $ 1800.00 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 Joseph W. Riggins and wife, Ruby V. Riggins , 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 Joseph W. Riggins and wife, Ruby V. Riggins, 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 Davidsod County, Tennessee, and the title herein conveyed to 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 Sam J. Boyd and wife, Ada V. Boyd and and Joseph W. Riggins and wife, Ruby V. Riggins , hereunto set our hands at Madison , Tennessee, this the 27 day of June , 19 46

Sam J. Boyd
Ada V. Boyd
Joseph W. Riggins
Ruby V. Riggins

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, V. A. Ellis , a Notary Public in and for said County and State, the within named Sam J. Boyd and wife Ada V. Boyd the bargainor s , 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, voluntary, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville~~ Madison, Tennessee, this 27 day of June 19 46

My commission expires Oct. 7, 1947

(Seal) V. A. Ellis
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. Justice , a Notary Public in and for said County and State, the within named Joseph W. Riggins and wife, Ruby V. Riggins the bargainor s 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, voluntary, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville~~ Madison, Tennessee, this 27 day of June 19 46

My commission expires July 7, 1949

(Seal) D R Justice
Notary Public

USRS $3.30

Received June 29, 1946 at 10:08 A.M. NS

NUMBER 63291 RECORDED JULY 1, 1946

LORA C. ALLEN TO RADER F. GREEN ET UX

INSTALLMENT DEED

Book No. 1369

FOR AND IN CONSIDERATION of the sum of FORTY FIVE HUNDRED ($4500.00) AND NO/100 DOLLARS

of which FIFTEEN HUNDRED ($1500.00) AND NO/100 DOLLARS has been paid in cash by RADER F. GREEN AND WIFE, MILDRED R. GREEN , the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND ($3000.00) AND NO/100 DOLLARS the said RADER F. GREEN AND WIFE, MILDRED R. GREEN HAVE EXECUTED THEIR ONE HUNDRED (100) JOINT, MONTHLY PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF MRS. LORA C. ALLEN AND MATURING ON OR BEFORE ONE EACH MONTH, RESPECTIVELY, CONSECUTIVELY, BEGINNING JULY 28TH, 1946. THE PRINCIPAL OF EACH NOTE IS $30.00 BUT THE INTEREST HAS BEEN COMPUTED AND ADDED IN THE FACE OF EACH NOTE AT 6% ON THE OUTSTANDING AMOUNT, MAKING THE FIRST NOTE $45.00 AND EACH SUCCEEDING NOTE THEREAFTER 15% LESS THAN THE PRECEDING NOTE, MAKING THE LAST NOTE $30.15. THEREFORE SAID NOTES DRAW NO INTEREST, EXCEPT FROM MATURITY.

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

RADER F. GREEN AND WIFE, MILDRED R. GREEN THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 64 ON THE WEST END ANNEX, AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 64 FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEBRASKA AVENUE, FORMERLY 8TH AVENUE, AND EXTENDS BACK NORTHERLY AND BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF 42ND AVENUE, FORMERLY FIRST STREET, 158.3 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO LORA C. ALLEN BY DEED FROM M. H. PARROTTE AND WIFE, OF RECORD IN BOOK 967, PAGE 630, SAID REGISTER'S OFFICE.

PURCHASER ASSUMES 1946 TAXES, THE SAME HAVING BEEN PRO-RATED AND DEDUCTED FROM THE PURCHASE PRICE.

...is released by the instrume...
within recorded, and hereby acknowledge ... satisfaction thereof and discharge of the lie...
to secure the same in full. This 6 day of Aug 1954
Attest: D R Wilson DEPUTY REGISTER
F. H. Bruning

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said RADER F. GREEN AND WIFE, MILDRED R. GREEN 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 RADER F. GREEN AND WIFE, MILDRED R. GREEN 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 RADER F. GREEN AND WIFE, MILDRED R. GREEN 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.