We , the said JOSEPH SAWYERS, JR. AND WIFE JOSEPHINE SAWYERS , 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 $ 800.00 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 SAWYERS, JR. AND WIFE JOSEPHINE SAWYERS , 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 JOSEPH SAWYERS, JR. AND WIFE JOSEPHINE SAWYERS 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 Davidson County, Tennessee, and the title herein conveyed to MRS. CLARA M. DAONEY , 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 or settlement in relation to his trusteeship.~~

In Witness Whereof, We, the said -----

and -------

, hereunto set our hands

at NASHVILLE , Tennessee, this the 5TH day of OCT. , 1942

EVELENA LEWIS
JOSEPH SAWYERS, JR.
JOSEPHINE SAWYERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, AMELIA B. SMITH , a Notary Public in and for said County and State, the within named EVELENA LEWIS--JOSEPH SAWYERS, JR. AND WIFE JOSEPHINE SAWYERS

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

, 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 5TH day of OCTOBER , 1942 .

My commission expires 10-13-42

(Seal) AMELIA B. SMITH
Notary Public

RECEIVED MAY 9, 1946 AT 8:46 A.M. - USRS $1.10 - DG

NUMBER 57938
WALTER SWETT ET UX

RECORDED MAY 9, 1946
-TO- WILLIAM E HILL,SR ET UX

INSTALLMENT DEED

Book No. 1391

FOR AND IN CONSIDERATION of the sum of Twenty-eight Hundred ($2800.00) and 00/100 DOLLARS

of which Five Hundred ($500.00) and 00/100 DOLLARS has been paid in cash by

William E. Hill, Sr., and wife, Caroline E. Hill, , the receipt of which is hereby acknowledged, and for the remainder

Twenty-three Hundred ($2300.00) and 00/100 DOLLARS

the said William E. Hill, Sr, and wife, Caroline E. Hill have executed their one principal, promissory note of even date herewith in the sum of Twenty-three Hundred Dollars ($2300.00) payable to the order of Walter Swett. Said note is to be paid in Ninety-six (96) monthly installments, 95 of which are in the principal sum of $24, and the 96th in the principal sum of $20. These installments do not bear interest until after maturity for the interest has been computed on the unpaid balance at 6% per annum and added in the face of each installment, the largest installment being first. That is to say the first installment is for an amount of $24 prin, plus $11.50 int, making a total of $35.50; each installment thereafter is for an amount 12¢ less than the preceding installment to the 96th, which is for the prin sum of $20, plus 10¢ int, total $20.10. The first installment is due on or before June 6, 1946, the others, on or before the 6th day of each succeeding month thereafter until they all mature,

all of said notes ~~[illegible]~~ 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, Walter Swett and wife, Susie B. Swett,

have this day bargained and sold, and do hereby transfer and convey, unto the said

William E. Hill, Sr, and wife, Caroline E. Hill,

their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 3 on the Plan of J.M. and T.J. Harding's Addition, as of record in Book 21, page 81, Register's Office for said County.

Said part of lot No. 3 fronts 40 feet on the southerly side of Heiman Street, and runs back between parallel lines 152 feet to an alley.

Being the same property conveyed to Walter Swett and wife, Susie B. Swett by deed from John Burrell, of record in Book 725, page 190, said Register's Office.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 16 day of March 1954

Attest: J.B. Wilson
DEPUTY REGISTER

Citizens Savings Bank & Trust Co.
W.D. Ferguson, Executive Vice-Pres

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said William E. Hill, Sr, and wife, Caroline E. Hill, 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 William E. Hill Sr. and wife, Caroline E. Hill, 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 William E Hill Sr and wife, Caroline E. Hill

do hereby transfer and convey unto A. G. Price , 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.