-- , the said -- , 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.

;; 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 -- 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 WILLIAM E. HARRISON AND WIFE LOLA L. HARRISON, 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 WILLIAM E. HARRISON AND WIFE LOLA L. HARRISON 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 GEO. H. JONES, Trustee, shall be vested in said successor.

[illegible] relation to this obligation.

In Witness Whereof, We, the said D. E. ARRINGTON AND WIFE ROSA L. ARRINGTON and WILLIAM E. HARRISON AND WIFE LOLA L. HARRISON, hereunto set our hands at -- , Tennessee, this the 20 day of MAY, 19 46

D. E. ARRINGTON
ROSA L. ARRINGTON
WILLIAM E. HARRISON
LOLA L. HARRISON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES, a Notary Public in and for said County and State, the within named D. E. ARRINGTON AND WIFE ROSA L. ARRINGTON AND WILLIAM E. HARRISON AND WIFE LOLA L. HARRISON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this 22 day of MAY, 19 46

My commission expires JAN. 4, 1949

(Seal) FRED K. JONES
Notary Public

U.S.R.S. 0.55¢
RECEIVED MAY 24, 1946 AT 1:32 P.M.
I.S.

INSTALLMENT DEED

Book No. 1391

($9750.00)

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100/ DOLLARS of which TWO THOUSAND FIVE HUNDRED AND NO/100 ($2500.00) DOLLARS has been paid in cash by JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE, the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND FOUR HUNDRED FIFTY AND NO/100 ($5450.00) DOLLARS the said JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE HAVE EXECUTED AND DELIVERED TO THE OWNERS, J. W. CROWE AND WIFE, BERTIE E. CROWE, THEIR JOINT LIEN PROMISSORY NOTE IN THE AMOUNT OF FIVE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS ($5450.00) DUE AND PAYABLE IN SIXTY-ONE (61) MONTHLY INSTALLMENTS, THE FIRST SIXTY (60), OF WHICH ARE IN THE AMOUNT OF FIFTY-FOUR AND 50/100 DOLLARS ($54.50) EACH, INCLUDING PRINCIPAL AND INTEREST, THE PROCEEDS FROM SAID INSTALLMENTS TO BE APPLIED FIRST TO THE PAYMENT OF INTEREST AT THE RATE OF 6 PER CENT PER ANNUM ON SO MUCH OF SAID $5450 PRINCIPAL AMOUNT AS REMAINS UNPAID FROM MONTH TO MONTH WITH THE REMAINDER OF EACH MONTHLY INSTALLMENT APPLICABLE TO THE PRINCIPAL. THE SIXTY-FIRST INSTALLMENT WILL BE FOR WHATEVER AMOUNT AS SHALL REMAIN UNPAID AFTER THE PROCEEDS FROM THE FIRST SIXTY INSTALLMENTS WILL HAVE BEEN APPLIED AS AFORESAID. THE FIRST ONE OF SAID INSTALLMENTS FALLS DUE ON OR BEFORE JUNE 15, 1946, AND THE OTHERS, ONE ON OR BEFORE THE FIFTEENTH DAY OF EACH AND EVERY SUCCEEDING MONTH RESPECTIVELY THEREAFTER UNTIL ALL MATURE

[illegible]said note[illegible] providing for payment of attorney's fees; and to secure the payment of said note, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed

WE, J. W. CROWE AND WIFE, BERTIE E. CROWE

have this day bargained and sold, and do hereby transfer and convey, unto the said JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 6 ON THE MAP OF SPRING PARK SUBDIVISION, OF RECORD IN BOOK 57, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 6 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 13TH STREET, FORMERLY ANN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J. W. CROWE AND WIFE, BERTIE E. CROWE, BY DEED FROM I. W. PARTIN AND WIFE, OF RECORD IN BOOK 1157, PAGE 450, SAID REGISTER'S OFFICE.

THE ELECTRIC WATER HEATER IS TO REMAIN ON AND GO WITH THE PREMISES.

IT IS UNDERSTOOD THAT THE PREMISES ARE NOW RENTED AND THAT POSSESSION THEREOF AND EVICTION OF THE TENANT ARE SUBJECT TO THE RULES AND REGULATIONS OF THE RENT CONTROL BOARD OF THE OFFICE OF PRICE ADMINSTRATION.

I declare that I am the true and lawful holder of the claim secured by the ins within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full, This 15 day of July 1951.

Attest: C. McRamsey
DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE, 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. EXCEPT FOR 1946 TAXES, WHICH THE PURCHASERS ASSUME AND AGREE TO PAY. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE, 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 note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said note as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE, the said INSTALLMENTS OF SAID JAMES E. LEE AND WIFE, EDNA TOMLINSON LEE do hereby transfer and convey unto L. A. NEWMAN, 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.