WE , the said LAWRENCE C. BAIRD AND WIFE, NELLIE C. BAIRD , 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.

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 LAWRENCE C. BAIRD AND WIFE, NELLIE C. BAIRD , 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 ~~LAWRENCE~~ C. BAIRD AND WIFE, NELLIE C. BAIRD, 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 Davidson County, Tennessee, and the title herein conveyed to WILLIAM O. LEE , Trustee, shall be vested in said successor.

~~Said Trustee shall be required to ... relation to his trusteeship~~

In Witness Whereof, We, the said MARTHA MCGREW JOHNSON and LAWRENCE C. BAIRD AND WIFE, NELLIE C. BAIRD , hereunto set our hands at NASHVILLE , Tennessee, this the 14TH day of MAY , 19 46.

MARTHA MCGREW JOHNSON
LAWRENCE C. BAIRD
NELLIE C. BAIRD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. E. HARWOOD , a Notary Public in and for said County and State, the within named MARTHA MCGREW JOHNSON AND LAWRENCE C. BAIRD AND WIFE, NELLIE C. BAIRD 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 X , of the said X having appeared before me privately and apart from 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 said husband , and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 14TH day of MAY , 19 46.

My commission expires JULY 8, 1947 (Seal) W. E. HARWOOD Notary Public

U.S.R.S. 0.55¢
RECEIVED JUNE 6, 1946 AT 11:20 A.M.

I.S.

NUMBER 60924 RECORDED JUNE 7, 1946

MARY PEARL RING TO GRACIE BEATRICE LAMPLEY

INSTALLMENT DEED

Book No. 1392

FOR AND IN CONSIDERATION of the sum of ($1500.00) FIFTEEN HUNDRED AND NO/100 DOLLARS of which ($500.00) FIVE HUNDRED AND NO/100--- DOLLARS has been paid in cash by GRACIE BEATRICE LAMPLEY , the receipt of which is hereby acknowledged, and for the remainder ($1000.00) ONE THOUSAND AND NO/100 DOLLARS the said GRACIE BEATRICE LAMPLEY HAS EXECUTED HER PROMISSORY NOTE OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF MARY PEARL RING, IN SIXTY EQUAL MONTHLY INSTALLMENTS OF $19.34 EACH, WHICH INCLUDE BOTH PRINCIPAL AND INTEREST AT 6%. THE FIRST OF SAID INSTALLMENTS IS DUE ON THE 5TH DAY OF JULY, 1946 AND ONE EACH MONTH THEREAFTER UNTIL ALL HAS BEEN PAID.

... 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 10 day of April 1951.

Attest: J. P. Wilson Deputy Register Wrenne Mortgage & Realty Co. By D. P. Wrenne Pres.

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

MARY PEARL RING, UNMARRIED,

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

GRACIE BEATRICE LAMPLEY, UNMARRIED, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WEST 23 FEET OF LOT NO. 1107 AND THE EAST 14 FEET OF LOT NO. 1109 OF BLOCK 9, PLAN NO. 2, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS NOS. 1107 AND 1109 FRONT TOGETHER 37 FEET ON THE NORTHERLY SIDE OF TENNESSEE AVENUE AND RUN BACK BETWEEN PARALLEL LINE 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY PEARL RING, BY DEED FROM LITHIA RING, A WIDOW, OF RECORD IN BOOK 1199, PAGE 610, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GRACIE BEATRICE LAMPLEY 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. EXCEPT TAXES FOR 1946 WHICH HAVE BEEN PRO-RATED AND THE PURCHASER IS TO PAY WHEN DUE. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said GRACIE BEATRICE LAMPLEY HER 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 ME in hand paid I , the said GRACIE BEATRICE LAMPLEY do hereby transfer and convey unto D. P. WRENNE, 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.