I, the said MRS. JULIA HARRIS ELAM, A WIDOW, 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 $ 7500.00 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.

I 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 I 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 I, the said MRS. JULIA HARRIS ELAM, A WIDOW, 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 I 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, I 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.

I 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. I 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 MRS. JULIA HARRIS ELAM, A WIDOW, HER 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 M. F. HOPKINS, , 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 MRS. BESSIE R. SHORT, A WIDOW

and MRS. JULIA HARRIS ELAM, A WIDOW, hereunto set our hands

at ~~Tennessee~~, this the 12TH day of JUNE, 1946

MRS. BESSIE R. SHORT
MRS. JULIA HARRIS ELAM.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, K. H. MCKEE, a Notary Public in and for said County and State, the within named MRS. BESSIE R. SHORT AND MRS. JULIA HARRIS ELAM

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

And XXXX XX X, of the said 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 X said husband, and for the purposes therein expressed.X

Witness my hand and official seal at Nashville, Tennessee, this 12TH day of JUNE, 19 46

My commission expires APRIL 3, 1948
U.S.R.S.$12.65
RECEIVED JUNE 13, 1946 AT 3;13 P. M. A.C.

(Seal) K. H. MCKEE
Notary Public

V RH

INSTALLMENT DEED

Book No. 1392

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE HUNDRED AND NO/100 ($5500.00) DOLLARS of which FIVE HUNDRED ($500.00) DOLLARS has been paid in cash by HUEY A. JOHNSTON AND WIFE PEARL G. JOHNSTON, the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND ($5000.00) DOLLARS the said HUEY A. JOHNSTON AND WIFE PEARL G. JOHNSTON HAVE EXECUTED AND DELIVERED THEIR ONE (1) VENDOR'S LIEN NOTE, PAYABLE IN INSTALLMENTS OF FIFTY ($50.00) DOLLARS EACH, WITH INTEREST AT THE RATE OF 6% PER ANNUM, WHICH INTEREST SHALL BE PAID ON THE PAYING DATE OF EACH RESPECTIVE INSTALLMENT, THE FIRST INSTALLMENT BEING DUE AND PAYABLE ON OR BEFORE JULY 1, 1946, AND ONE INSTALLMENT ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL THE UNPAID BALANCE, TOGETHER WITH INTEREST THEREON, SHALL HAVE BEEN PAID IN FULL. PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SUCH INSTALLMENTS ON ANY RESPECTIVE PAYING DATE.

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 26 day of March 1953

Attest: T B Wilson DEPUTY REGISTER — Ada B. Boyd

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 WE, SAM J. BOYD AND WIFE ADA B. BOYD,

have this day bargained and sold, and do hereby transfer and convey, unto the said HUEY A. JOHNSTON AND WIFE, PEARL G. JOHNSTON,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH PART OF LOT NO. 20 ON THE MAP OF HADLEY'S SUBDIVISION AT OLD HICKORY, TENNESSEE, AS OF RECORD IN BOOK 547, PAGE 125, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS FRONTS 48 FEET ON THE EAST SIDE OF DUPONT AVENUE, FORMERLY NEWELL AVENUE, AND RUNS BACK BETWEEN LINES 147 FEET TO AN ALLEY ON WHICH IT MEASURES 40.5 FEET. BEING PART OF THE PROPERTY CONVEYED TO SAM J. BOYD BY DEED FROM NASHVILLE INDUSTRIAL CORPORATION, OF RECORD IN BOOK 723, PAGE 230, SAID REGISTER'S OFFICE.

IT IS AGREED BETWEEN THE PARTIES THAT THE SEPTIC TANK LOCATED ON THE PROPERTY SOLD BY SAM J. BOYD TO HOWARD L. LAWSON, ET UX, APPEARING OF RECORD IN BOOK 1391, PAGE 290, R.O.D.C. TENNESSEE, THE GRANTEES HAVE THE RIGHT TO USE, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SAID DEED TO LAWSON FROM BOYD.

TAXES FOR THE YEAR 1946 ARE TO BE PRORATED BETWEEN THE PARTIES AS OF THE DATE OF THE DEED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HUEY A. JOHNSTON AND WIFE PEARL G. JOHNSTON, 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 HUEY A. JOHNSTON AND WIFE PEARL G. JOHNSTON, 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 HUEY A. JOHNSTON AND WIFE PEARL G. JOHNSTON do hereby transfer and convey unto EARL THOMPSON, 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.