WE , the said THURMAN SPIVA AND WIFE, GLADYS RICHARDSON SPIVA , 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 $ 4,000.00 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 THURMAN SPIVA AND WIFE GLADYS RICHARDSON SPIVA , 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 THURMAN SPIVA AND WIFE GLADYS RICHARDSON SPIVA 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 JOHN FRED M. GREEN , 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 MYRA B. YARBROUGH

and THURMAN SPIVA AND GLADYS RICHARDSON SPIVA hereunto set our hands

at NASHVILLE , Tennessee, this the 14 day of JUNE , 1946

MYRA B. YARBROUGH
THURMAN SPIVA
GLADYS RICHARDSON SPIVA

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOHN G. WHITE , a Notary Public in and for said County and State, the within named MYRA B. YARBROUGH, THURMAN SPIVA AND GLADYS RICHARDSON SPIVA

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 14 day of NASHVILLE , 1946 .

My commission expires OCT. 4, 1949

(Seal) JOHN G. WHITE
Notary Public

U.S.R.S.$6.05
RECEIVED JUNE 17, 1946 AT 3:02 P.M.
I.S.

NUMBER 62034 RECORDED JUNE 18, 1946

W. E. BRIDWELL ET UX----------TO----WM. F. HOBBY ET UX



# INSTALLMENT DEED

**Book No. 1392**

FOR AND IN CONSIDERATION of the sum of $1,200.00 TWELVE HUNDRED AND NO/100 DOLLARS of which FOUR HUNDRED & NO/100 DOLLARS has been paid in cash by WM. F. HOBBY AND WIFE, FRANCES ELIZABETH HOBBY , the receipt of which is hereby acknowledged, and for the remainder $800.00 EIGHT HUNDRED & NO/100 DOLLARS the said WM. F. HOBBY AND WIFE, FRANCES ELIZABETH HOBBY HAVE EXECUTED 12 PROMISSORY NOTES OF EVEN DATE HEREWITH WHICH BEAR INTEREST AT THE RATE OF 6%. THE PRINCIPAL SUM OF NOTES ONE THROUGH FIVE IS $35.00 EACH AND NOTE NUMBER SIX IS $25.00 AND PRINCIPAL SUM OF NOTES SEVEN THROUGH TWELVE IS $100 EACH. EACH NOTE IS TO BEAR INTEREST FROM JUNE 15, 1946. NOTE NUMBER ONE IS DUE JULY 15, 1946 AND EACH SUCCESSIVE NOTE THROUGH SIX IS DUE ON THE 15TH DAY OF EACH NEXT SUCCEEDING MONTH. NOTES NUMBER SEVEN THROUGH TWELVE ARE PAYABLE QUARTERLY. NOTE NUMBER SEVEN BEING DUE MARCH 15, 1947, NOTE NUMBER EIGHT IS DUE JUNE 15, 1947, AND THE REMAINDER OF SAID NOTES FALL DUE CONSECUTIVELY ON THE 15TH DAY OF EACH NEXT SUCCEEDING THIRD MONTH. THE LAST NOTE BEING DUE AND PAYABLE JUNE 15, 1948.

ALL OF THE ABOVE NOTES ARE MADE PAYABLE TO W. E. BRIDWELL

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, W. E. BRIDWELL AND WIFE KATHERINE W. BRIDWELL

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

WM. F. HOBBY AND WIFE FRANCES ELIZABETH HOBBY AND THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 14 ON THE MAP SHOWING SUBDIVISION OF LOTS IN OAK HILL SUBDIVISION NO. 1, OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GLENDALE PARK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 285 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO W. E. BRIDWELL BY DEED FROM H. H. SLOPER AND WIFE, OF RECORD IN BOOK 658, PAGE 259, SAID REGISTER'S OFFICE.

I hereby certify that the true and lawful holder of the claim secured by the instrument within is acknowledge the satisfaction thereof and discharge of the lien to secure

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WM. F. HOBBY AND WIFE FRANCES ELIZABETH HOBBY AND 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 SAID PURCHASERS ASSUME. WE further covenant and bind OURSELVES, AND OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WM. F. HOBBY AND WIFE, FRANCES ELIZABETH HOBBY, AND 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 WM. F. HOBBY AND WIFE, FRANCES ELIZABETH HOBBY do hereby transfer and convey unto WILLIAM S. BRIDWELL , 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.