We , the said W.E.Williams and wife, Susie Lee Williams , 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 W.E.Williams and wife, SusieLee Williams , 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 W.E. Williams and wife, Susie Lee Williams, 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 Willis H.Haynes , 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 Geo. D. Waller and wife, Julia A. Waller and W.E.Williams and wife, Susie Lee Williams , hereunto set our hands at Nashville , Tennessee, this the 15th day of January , 19 46

Geo. D. Waller
Julia A. Waller
W.E. Williams
Susie Lee Williams

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Mary McIntyre , a Notary Public in and for said County and State, the within named Geo. D. Waller and wife, Julia A. Waller and W.E.Williams and wife Susie Lee Williams, 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 , of the said having appeared before me privately and apart from x husband , the said , 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. x

Witness my hand and official seal at Nashville, Tennessee, this 10 day of June , 19 46 .

My commission expires I-9-47.

(Seal) Mary McIntyre,
Notary Public

U.S.R.S. $0.60.
Recd July 3, 1946 at 12:27 P.M.

NUMBER 63783 RECORDED JULY 5, 1946

C. M. GADSEY, ET UX TO EARL L. GUINN, ET UX

INSTALLMENT DEED

Book No. 1392

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 ($6,500.00) DOLLARS of which ONE THOUSAND FIVE HUNDRED AND NO/100 ($1,500.00) DOLLARS has been paid in cash by , the receipt of which is hereby acknowledged, and for the remainder EARL L. GUINN AND WIFE, VIRGINIA ELOISE GUINN FIVE THOUSAND ANDNO/100 ($5,000.00) DOLLARS the said EARL L. GUINN AND WIFE, VIRGINIA ELOISE GUINN HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF C. M. GADSEY AND WIFE, VIOLA WHITE GADSEY IN SAID PRINCIPAL SUM OF $5,000.00, BEARING INTEREST FROM DATE AT THE RATE OF FIVE PER CENTUM PER ANNUM ON THE UNPAID BALANCE. SAID PRINCIPAL AND INTEREST SHALL BE PAYABLE IN MONTHLY INSTALLMENTS IN THE SUM OF $39.54, EACH, PAYMENTS TO BE APPLIED FIRST TO INTEREST ON THE UNPAID BALANCE AND THE REMAINDER TO PRINCIPAL. THE FIRST INSTALLMENT SHALL BE DUE AND PAYABLE AUGUST, 3RD, 1946 AND ANOTHER INSTALLMENT SHALL BE DUE AND PAYABLE ON THE SAME DAY OF EACH MONTH THEREAFTER UNTIL SAID DEBT, PRINCIPAL AND INTEREST IS PAID IN FULL. EXTRA PAYMENTS MAY BE AMDE AT ANY TIME AND INTEREST WILL BE CHARGES ONLY ON THE UNPAID BALANCE. SAID NOTE

~~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, C. M. GADSEY AND WIFE, VIOLA WHITE GADSEY have this day bargained and sold, and do hereby transfer and convey, unto the said EARL L. GUINN AND WIFE, VIRGINIA ELOISE GUINN THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOT NO. 25 ON THE MAP OF SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE, OF RECORD IN BOOK 332, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 25 FRONTS 50 FEET ON THE SOUTH SIDE OF GREENWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO C. M. GADSEY AND WIFE, VIOLA WHITE GADSEY BY DEED FROM LEELA W. LIPSCOMB, A WIDOW, OF RECORD IN BOOK 932, PAGE 591, REGISTER'S OFFICE FOR SAID COUNTY.

IN ADDITION TO THE AGREEMENT CONTAINED IN THE ABOVE MENTIONED NOTE, THE UNDERSIGNED MAKERS, IF DEMANDED AND REQUIRED BY THE HOLDER OF SAID NOTE ALSO AGREE TO PAY TO THE HOLDER OF SAID NOTE EACH MONTH ONE-TWELFTH OF THE ESTIMATED ANNUAL AGGREGATE OF STATE, COUNTY AND CITY TAXES AND PREMIUMS FOR FIRE AND EXTENDED COVERAGE INSURANCE, WHICH THEY ARE REQUIRED TO PAY AS HEREIN OTHERWISE PROVIDED, AND THE HOLDER OF SAID NOTE AGREES TO HOLD SAID FUNDS SO PAID IN TRUST AND APPLY THE SAME TO THE PAYMENT OF TAXES AND INSURANCE AS THE SAME BECOMES DUE; AND THE RIGHT OF THE HOLDER OF SAID NOTE TO DECLARE A DEFAULT AND FORECLOSURE SHALL EQUALLY APPLY TO DEFAULTS IN THE PAYMENT OF TAXES AND INSURANCE PREMIUMS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said EARL L. GUINN AND WIFE, VIRGINIA ELOISE GUINN, 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 TAXES FOR 1946 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEE

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said EARL L. GUINN AND WIFE, VIRGINIA ELOISE GUINN, 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 - in hand paid WE , the said INSTALLMENTS ON SAID NOTE THE SAID EARL L. GUINN AND WIFE, VIRGINA ELOISE GUINN do hereby transfer and convey unto A. J. LINX, SR. , 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.