WE , the said JOHN R. PARRISH AND WIFE ,HAZEL H.PARRISH, , 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 $ 7400.00 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 JOHN R.PARRISH AND WIFE, HAZEL H. PARRISH , 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 JOHN R.PARRISH AND WIFE, HAZEL H. PARRISH, 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 E. C. ARMISTEAD , 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 EDGAR W. BARNETT AND WIFE,BARBARA ADCOCK BARNETT and JOHN R. PARRISH AND WIFE, HAZEL H.PARRISH, , hereunto set our hands at ~~Nashville, Tennessee,~~ this the 15TH day of JULY , 1946

EDGAR W. BARNETT
BARBARA ADCOCK BARNETT
JOHN R.PARRISH
MRS. HAZEL H.PARRISH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. T.L. AHEARN , a Notary Public in and for said County and State, the within named EDGAR W.BARNETT AND WIFE,BARBARA ADCOCK BARNETT AND JOHN R.PARRISH AND WIFE, HAZEL H. PARRISH, 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 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 16TH day of JULY , 19 46

My commission expires APRIL 4TH,1948.

(Seal) MRS. T.L. AHEARN
Notary Public

U.S.R.S.$1.00

RECEIVED JULY 17,1946 AT 10;34 A.M. A.C.

NUMBER 65243 RECORDED JULY 13TH,1946.
JAS.C.SHANE ET UX. -----TO--- GRANVILLE PAYNE ET UX.

R.H.J.

INSTALLMENT DEED

Book No. 1392

FOR AND IN CONSIDERATION of the sum of ($2,750.00) TWENTY SEVEN HUNDRED AND FIFTY AND/NO/100 DOLLARS of which FIFTY AND NO/100 DOLLARS has been paid in cash by GRANVILLE PAYNE AND WIFE DOROTHY BELL PAYNE, , the receipt of which is hereby acknowledged, and for the remainder OF TWENTY SEVEN HUNDRED AND NO/100 DOLLARS the said GRANVILLE PAYNE AND WIFE DOROTHY BELL PAYNE HAVE EXECUTED THEIR ONE PRINCIPAL PROMISSORY LIEN NOTE IN THE SUM OF $2700.00 PAYABLE TO ORDER OF JAS.C.SHANE, AND WIFE MARGARET L. SHANE OR THEIR ORDER. SAID NOTE BEING PAYABLE AS FOLLOWS, THE FIRST SIXTY MONTHLY PAYMENTS OR INSTALLMENTS BEING IN THE PRINCIPAL SUM OF $30.00 EACH AND THE LAST OR 61ST PAYMENT WILL BE FOR THE PRINCIPAL SUM OF $900.00 INTEREST AT SIX PER CENT PER ANNUM WILL BE PAID AT THE TIME OF PRINCIPAL PAYING DATE, MAKING THE FIRST MONTHLY INSTALLMENT OF PRINCIPAL AND INTEREST IN THE SUM OF $43.50 AND DECREASING FIFTEEN CENTS EACH MONTH IF PAID PROMPTLY AT MATURITY ALSO MAKING THE LAST INSTALLMENT OR PAYMENT IN THE SUM OF $904.50 WHICH WILL BE INTEREST FOR ONE MONTH PLUS PRINCIPAL IF PAID PROMPTLY AT MATURITY. NOTE DATED JULY 16TH, 1946. THE FIRST MONTHLY PAYMENT WILL BE DUE ON OR BEFORE ONE MONTH FROM JULY 16TH, '46 AND A PAYMENT WILL BE DUE EACH SUBSEQUENT MONTH THEREAFTER.

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. JAS. C.SHANE, AND WIFE MARGARET L.SHANE, OF LAWFUL AGE,

have this day bargained and sold, and do hereby transfer and convey, unto the said GRANVILLE PAYNE AND WIFE DOROTHY BELL PAYNE THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: LAND IN DAVIDSON COUNTY TENNESSEE, BEING PART OF BLOCK NO.2, ON THE PLAN OF MIDWAY , AS OF RECORD IN BOOK 421, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY. DESCRIBED AS FOLLOWS,

BEGINNING ON THE WESTERLY MARGIN OF 28TH AVENUE NORTH, FORMERLY MCLAUGHLIN STREET, AT A POINT 150 FEET SOUTH OF THE SOUTHERLY MARGIN OF EDEN AVENUE; THENCE WESTWARDLY AND PARALLEL WITH EDEN AVENUE 150 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 50 FEET; THENCE AT RIGHT ANGLES EASTWARDLY 150 FEET TO THE WESTERLY MARGIN OF 28TH AVENUE NORTH; THENCE WITH SAID AVENUE NORTHWARDLY 50 FEET TO THE BEGINNING, AND BEING LOT NO.4, ON AN UNRECORDED PLAN OF SUBDIVISION OF THE EASTERLY HALF OF SAID BLOCK NO. 2 BEING THE SAME PROPERTY CONVEYED TO JAS. C. SHANE AND WIFE MARGARET L.SHANE BY DEED FROM THE COCKRILL FINNEGAN REALTY COMPANY OF RECORD IN BOOK 809, PAGE 17, SAID REGISTER'S OFFICE

, 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 25 day of April 1958

Eugene Marchman

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANVILLE PAYNE AND WIFE DOROTHY BELLPAYNE 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 BY 1946 TAXES WHICH HAVE BEEN PRO RATED AND ASSUMED

WE, further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said GRANVILLE PAYNE AND WIFE DOROTHY BELL PAYNE 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 GRANVILLE PAYNE AND WIFE DOROTHY BELL PAYNE

do hereby transfer and convey unto W.RUFUS PARDUE , , 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.