WE—, the said ADDIE DUNNIVAN AND MAMIE BUCKNER , 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 $ INSURABLE VALUE 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 ADDIE DUNNIVAN AND MAMIE BUCKNER , 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 ADDIE DUNNIVAN AND MAMIE BUCKNER, 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 G.S. ALFORD , 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 SARAH B. ALFORD AND HUSBAND, I. ALFORD

and ADDIE DUNNIVAN AND MAMIE BUCKNER , hereunto set our hands

XX , this the 9TH day of AUGUST , 19 46.

I. ALFORD
SARAH B. ALFORD
ADDIE DUNNIVAN
MAMIE BUCKNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LENORA UNDERWOOD , a Notary Public in and for said County and State, the within named I. ALFORD, ADDIE DUNNIVAN AND MAMIE BUCKNER

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

XXid , of the said

X

having appeared before me privately and apart from husband , the said

XX , 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 9TH day of AUGUST , 1946 .

My commission expires JAN. 11, 1950

(Seal) LENORA UNDERWOOD
Notary Public

NEW YORK, NEW YORK

STATE OF XXXXXXXXXXXXXXXX COUNTY.

Personally appeared before me, JULIUS WERTENBERG , a Notary Public in and for said County and State, the within named SARAH B. ALFORD

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

XXXX , of the said

X

having appeared before me privately and apart from husband , the said

XX , 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 NEW YORK, this 12 day of AUGUST , 19 46

My commission expires MARCH 30, 1949

(Seal) JULIUS WERTENBERG
NY CO #280
Notary Public.

U.S.R.S. $3.85

RECEIVED AUGUST 15, 1946 AT 2:17PM MDH

DR. JOHN WESLEY ANDERSON ET UX----TO---TRUSTEE OF SEAY-HUBBARD METHODIST CHURCH

INSTALLMENT DEED

Book No. 1397

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE HUNDRED (3500) ------ DOLLARS

of which ONE THOUSAND (1000) DOLLARS has been paid in cash by

TRUSTEES OF SEAY-HUBBARD METHODIST CHURCH , the receipt of which is hereby acknowledged, and for the remainder

TWENTY FIVE HUNDRED (2500)------- DOLLARS

the said TRUSTEE OF SEAY-HUBBARD METHODIST CHURCH HAVE THIS DAY EXECUTED TO THE ORDER OF DR. JOHN WESLEY ANDERSON A NOTE FOR THE SUM OF $2500.00 PAYABLE IN 50 CONSECUTIVE MONTHLY PAYMENTS OF $50.00 EACH WITH INTEREST, AT THE RATE OF 6% PER ANNUM, ON THE ENTIRE REMAINING INDEBTEDNESS AT EACH PRINCIPAL PAYMENT. PRIVILEGE OF PAYING TWO OR MORE MONTHLY PAYMENTS, OR THE SAID NOTE MAY BE PAID IN FULL ON ANY PAYING DATE HEREIN GRANTED.

GRANTEES AGREE TO PAY THE TAXES FOR THE YEAR 1946 ON THE PROPERTY HEREIN CONVEYED.

*STATE OF TENNESSEE, DAVIDSON COUNTY.

PERSONALLY APPEARED BEFORE ME, EVA W. AMOS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED H.H. WALKER, H.J. JOHNSON, MRS. M.M. DRAKE, G.B. FLOYD, AARON LAWSON, JR., ALBERT ROBERTS, ROSA L. WINSTEAD, WALTER J. HENLEY, W.D. HAWKINS, JR. AND M.M. LEAGUE, TRUSTEES OF SEAY-HUBBARD METHODIST CHURCH, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL AT NASHVILLE, TENNESSEE, THIS 8TH DAY OF JULY, 1946.

COMMISSION EXPIRES: APRIL 6TH, 1947. (SEAL) EVA W. AMOS, NOTARY PUBLIC.

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, DR. JOHN WESLEY ANDERSON AND WIFE, PEARL ANDERSON

have this day bargained and sold, and do hereby transfer and convey, unto the said H.H. WALKER, H.J. JONNSON, MRS. M.M. DRAKE, G.B. FLOYD, AARON LAWSON, JR., ALBERT ROBERTS, ROSA L. WINSTEAD, WALTER J. HENLEY, W.D. HAWKINS, JR. AND M.M. LEAGUE, THE SAID TRUSTEES FOR SEAY-HUBBARD METHODIST CHURCH, THIS SUCCESSORS ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOTS NOS. 18, 19, 20, 21 AND THE ALLEY IMMEDIATELY NORTH OF SAID LOTS ON THE PLAN OF THE MURRELL HEIRS' SUBDIVISION, AS OF RECORD IN PLAN BOOK 1, PAGE 106, CHANCERY COURT AT NASHVILLE, FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CHESNUT, FORMERLY FRANKLIN STREET AND WHARF AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 141 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE CROSSING SAID ALLEY, NORTHWARDLY 15 FEET TO THE SOUTHEAST CORNER OF LOT NO. 22; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 22, WESTWARDLY 95 FEET TO THE EASTERLY LINE OF ANOTHER ALLEY; THENCE CROSSING THE LAST MENTIONED ALLEY, WESTWARDLY 16 FEET TO THE SOUTHEAST CORNER OF LOT NO. 17; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 17, WESTWARDLY 105 FEET TO THE EASTERLY MARGIN OF FIRST AVENUE SOUTH, FORMERLY MAPLE STREET; THENCE CROSSING SAID FIRST MENTIONED ALLEY, SOUTHERLY 15 FEET TO THE NORTHWEST CORNER OF LOT NO. 18; THENCE WITH THE WESTERLY LINE OF LOT NO. 18, SOUTHWARDLY 148 FEET, IN ALL 163 FEET TO THE NORTHERLY MARGIN OF CHESNUT STREET; THENCE WITH SAID STREET, EASTWARDLY 124 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DR. JOHN WESLEY ANDERSON AND WIFE, PEARL ANDERSON, BY DEED FROM DR. JOHN H. HALE AND WIFE, OF RECORD IN BOOK 1198, PAGE 480, REGISTER'S OFFICE FOR SAID COUNTY.

I declare that I am the true and lawful owner of the property described, and hereby authorize the same to be recorded in my name in full. This 23rd day of July, 1946. DR. JOHN WESLEY ANDERSON

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said TRUSTEES OF SEAY-HUBBARD METHODIST CHURCH, THEIR SUCCESSORS ~~heirs~~ and assigns, forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a 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 TRUSTEE OF SEAY-HUBBARD METHODIST CHURCH, THEIR SUCCESSORS ~~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 TRUSTEES OF SEAY-HUBBARD METHODIST CHURCH do hereby transfer and convey unto A.M. HAGAN, 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.