WE , the said GILLUM UPCHURCH AND WIFE, GRACE UPCHURCH , 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 GILLUM UPCHURCH AND WIFE, GRACE UPCHURCH , 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 GILLUM UPCHURCH AND WIFE, GRACE UPCHURCH, 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 FLOYD ADKISSON , 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 JAMES E. PETRE, TRUSTEE AND JOHN W. PETRE and GILLUM UPCHURCH AND WIFE, GRACE UPCHURCH , hereunto set our hands this the 10TH day of SEPTEMBER , 19 46.

JAS. E. PETRE, TRUSTEE
JOHN W. PETRE
GILLUM UPCHURCH
MRS. GRACE UPCHURCH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LAWRENCE D. RICHARDS , a Notary Public in and for said County and State, the within named GILLUM UPCHURCH AND WIFE, GRACE UPCHURCH , the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , of the said having appeared before me privately and apart from husband , the said , acknowledged the execution of the said instrument to have been done by 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 12TH day of SEPTEMBER , 1946.

My commission expires JULY 11, 1950

(Seal) LAWRENCE D. RICHARDS
Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALMA DILLARD , a Notary Public in and for said County and State, the within named JAMES E. PETRE, TRUSTEE AND JOHN W. PETRE , the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And , of the said having appeared before me privately and apart from husband , the said , acknowledged the execution of the said instrument to have been done by 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 11 day of SEPT. , 1946.

My commission expires 10/26/47

U.S.R.S. $3.85

(Seal) ALMA DILLARD
Notary Public.

RECEIVED SEPTEMBER 16, 1946 AT 3:37PM MDH

NUMBER 71338 RECORDED SEPT 18,1946

MARY SHETTERLY-----TO---COLUMBUS SCRUGGS SR. ET UX.

INSTALLMENT DEED

Book No. 1397

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND-----($1000.00/100)------- DOLLARS of which TWO HUBDRED ------($200.00/100)---------- ---DOLLARS has been paid in cash by COLUMBUS SCRUGGS SR AND WIFE, MARY ELIZABETH SCRUGGS, the receipt of which is hereby acknowledged, and for the remainder OF EIGHT HUNDRED DOLLARS---------- DOLLARS the said COLUMBUS SCRUGGS SR. AND WIFE, MARY ELIZABETH SCRUGGS, HAVE EXECUTED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH, PAYABLE IN INSTALLMENTS OF $12. EACH, BEGINNING 14 DAY OF OCTOBER, 1946 AND EACH MONTH THEREAFTER, AN INSTALLMENT OF $12. UNTIL 66 OF SAID NOTES ARE PAID, AND THE LAST ON SAID SERIES OF 67 NOTES, IS IN THE SUM OF EIGHT DOLLARS, EACH AND EVERY NOTE INSTALLMENT TO BE CREDITED ON THE SAID $800.NOTE, PAYABLE TO SAID MARY SHETTERLY, OR ORDER, UNTIL ALL OF SAID NOTES ARE PAID IN FULL, THE LAST ONE FALLING DUE ON THE 14 DAY OF APRIL, 1952, ONE OF SAID NOTE INSTALLMENTS TO BEAR INTEREST UNTIL AFTER DUE 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 2 day of Sept. 1952

Attest: T. J. Wilson III DEPUTY REGISTER Mary Shetterly

DUE

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 I, THE SAID MARY SHETTERLY, have this day bargained and sold, and do hereby transfer and convey, unto the said COLUMBUS SCRUGGS, SR., AND WIFE, MARY ELIZABETH SCRUGGS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.22 AND THE EAST HALF OF LOT NO.23, ON THE MAP OF T. M. STEGER'S 1ST-ADDITION, NOT OF RECORD ACCORDING TO AN UNREGISTERED COPY OF A SURVEY OF SAID SUBDIVISION, SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTH SIDE OF CLIFTON PIKE AND RUN BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO MARY SHETTERLY BY DEED FROM CARLEEN HAYES, A WIDOW, OF RECORD IN BOOK 1306, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TO ALL OF WHICH REFERENCE IS HERE MADE, FOR DESCRIPTION AND AS MY MUNIMENT OF TITLE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said COLUMBUS SCRUGGS, SR., AND WIFE, MARY ELIZABETH SCRUGGS, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said COLUMBUS SCRUGGS, SR., AND WIFE, MARY ELIZABETH SCRUGGS, 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 COLUMBUS SCRUGGS AND WIFE, MARY ELIZABETH SCRUGGS, do hereby transfer and convey unto ANDREW J. MORTON , 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.