WE , the said EMMITT GOODMAN AND WIFE, PEARL HARPER GOODMAN , 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 $ 1800.00 F & EC 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 EMMITT GOODMAN AND WIFE, PEARL HARPER GOODMAN , shall pay the notes aforesaid when due, according to the 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 INSTALLMENTS 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 part of said notes, then part 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 INSTALLMENTS 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 INSTALLMENTS OF SAID 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 EMMITT GOODMAN AND WIFE, PEARL HARPER GOODMAN, 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 L.A. NEWMAN , 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 LAWRENCE C. PULLEY AND WIFE, LOUISE PULLEY

and EMMITT GOODMAN AND WIFE, PEARL HARPER GOODMAN , hereunto set our hands

XX , this the 21ST day of OCTOBER , 19 46

LAWRENCE C. PULLEY
LOUISE PULLEY
EMMITT GOODMAN
PEARL HARPER GOODMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HATTIE L. SPANN , a Notary Public in and for said County and State, the within named LAWRENCE C. PULLEY AND WIFE, LOUISE PULLEY

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

Wtd , of the said

having appeared before me privately and apart from husband , the said XX , acknowledged the execution of the said instrument to have been done by XX 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 21 day of OCTOBER , 1946 .

My commission expires APRIL 8, 1947

(Seal) HATTIE L. SPANN
Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BERNICE WALTEMATE , a Notary Public in and for said County and State, the within named EMMITT GOODMAN AND WIFE, PEARL HARPER GOODMAN

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

Wtd , 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 XX 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 22 day of OCTOBER , 1946.

My commission expires OCT. 15, 1949

U.S.R.S. #4.95

(Seal) BERNICE WALTEMATE
Notary Public.

RECEIVED OCTOBER 23, 1946 AT 3:35PM MOH

NUMBER 75207 RECORDED OCT. 24, 1946

James A. Davis, Unmarried TO Miss Irene Davis

R.H.

INSTALLMENT DEED

Book No. 1397

FOR AND IN CONSIDERATION of the sum of Two Thousand Three Hundred and No/100 ($2,300.00) DOLLARS of which Five Hundred and no/100 ($500.00) DOLLARS has been paid in cash by Miss Irene Davis , the receipt of which is hereby acknowledged, and for the remainder One Thousand Eight Hundred and no/100 ($1,800.00) DOLLARS the said Miss Irene Davis has executed and delivered a promissory note in said amount payable in monthly installments of $23.66 per month, including principal and interest, the first payment being due 30 days from date, and another payment on the same day of each succeeding month until said indebtedness with interest has been paid in full, said note being of even date herewith, payable to James A. Davis and signed by Miss Irene Davis, as maker, and extra payments may be made at any time and interest will be charged only on the unpaid balance

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and have ... upon it fully paid. I hereby discharge all liens or claim as to ... herein conveyed. This ... day of ... 1954

Attest: ...

XX 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 James A. Davis have this day bargained and sold, and do hereby transfer and convey, unto the said Miss Irene Davis, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being the southerly 2 feet of the easterly 32 feet of the westerly 64 feet of Lot No. 107 and the easterly 32 feet of the westerly 64 feet of Lots Nos. 108 and 109 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said part of Lots Nos. 107, 108 and 109 fronts 32 feet on the northerly side of Fain Street and runs back between parallel lines, 72 feet to a dead line.

Title to said property is in James A. Davis and wife, Emma T. Davis by two deeds, one from Chas. H. Litterer, et al., Executors, of record in Book 533, page 245, and the other from Ella C. Thompson, of record in Book 611, page 345, said Register's Office, the said Emma T. Davis having since died.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the ... and discharge of the lien to secure the same in full. This 16 day of Sept 1954

Attest: J. P. Wilson DEPUTY REGISTER — James A. Davis

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Miss Irene Davis 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 Miss Irene Davis, her 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 me in hand paid I , the said it Miss Irene Davis do hereby transfer and convey unto Robert McGee , 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.