of College Street, and fronting on said Street thirty (30) feet; and running back, between parallel lines, one hundred and seventy-three (173) feet to an alley; being the same lot set apart as a portion of the dower of Elizabeth Dinpkins with remainder in fee to James M. Dinpkins, by the Commissioners and decree of the County Court of Davidson County, Tennessee in the case of J. M. Jordan, etals vs Jack Dinpkins, which will be found in Minute Book L, pages 473 to 479, inclusive. Special reference is made to Plat "E" on page 479 of said Minute Book, for a particular description of said lot herein conveyed. Said lot was conveyed to me, November 9th 1878, by Elizabeth Dinpkins and J. M. Dinpkins, by Deed recorded in the Register's Office of said County, in book No 61, page 275. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging; to the said Jacob Fader, his heirs and assigns, forever. And I do covenant with the said Jacob Fader that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land, to the said Jacob Fader, his heirs and assigns, against the lawful claims of all persons whomsoever. Witness my hand, this 14th day of July, 1881.

F. O. Beazley.

State of Tennessee, Davidson County. Personally appeared before me, W. C. McCann, Dep Clerk of the County Court of said County, the within named F. O. Beazley, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purposes therein expressed. Witness my hand, at office, this 15th day of July, 1881. W. C. McCann, Dep'y Clerk.

(Rec'd July 18th 1881, at 11:40, A.M.)

Released on Book 70 p. 321

relinquish to the conveyee all our rights under the Homestead Exemption in the above described premises, together with all the privileges and appurtenances thereto belonging. To have and to hold the same to the said Rock City Building and Saving Association, its successors and assigns forever. We do hereby covenant with said conveyee, its successors and assigns, that we are lawfully seized of said real estate, have a good right to convey it, that it is unencumbered, and that we will forever warrant and defend the title to the same against all legal claims whatsoever. But the condition of this deed is such that, whereas the said Mannie M. Denison, who is a member of the said Association, and has received Six hundred dollars in advance from it, being the full value of three shares of stock, 14th series, held by her in said Association, and for which Mannie M. Denison & C. M. D. Denison have this day executed their note for like sum to the said Association, bearing six per centum interest, payable in monthly installments according to the tenor of this deed. Now, if the said Mannie M. Denison & C. M. D. Denison shall pay, or cause to be paid, to the said Rock City Building and Savings Association, its successors and assigns, the said sum of Six hundred dollars in monthly installments of Six dollars each on said Three shares of stock, and interest thereon at the rate of Six per centum, in monthly installments of Three dollars, making a total of nine dollars due and payable, without demand therefor, on the first Wednesday of each and every month, and all fines and forfeitures assessed against us by said Association, until said shares shall have been fully paid, and further cause to be punctually paid all taxes and assessments, fire insurance, etc., upon the premises herein conveyed, and keep the same fully insured for the benefit of said Association, and fulfill and conform to all the requirements of the Constitution and By-laws of said Association, then these presents shall be void. But if they, the said Mannie M. Denison & C. M. D. Denison, should fail to pay one or more of said payments for six months after the same shall become due, then the said Association, by its Treasurer, after giving twenty days' notice by weekly advertisement in a newspaper published at Nashville, is hereby authorized and empowered to sell said property at public sale, to the highest bidder, for cash, and said Treasurer, as Trustee for us and in our behalf, is hereby fully empowered to make a deed to the same to the purchaser, the Equity of Redemption being hereby expressly waived. The proceeds of sale he will apply: First, to the payment of the necessary expenses of this trust, including the expenses of any litigation incurred in protecting or enforcing same; Secondly, to the payment of the said Association's debt of Six hundred dollars, together with all interest, fines, assessments and charges due on same, less the amount of all dues and interest actually paid on said sum. The balance, if any, he will pay over to the said Mannie M. Denison. In testimony whereof, the said Mannie M. Denison & Chas. M. D. Denison set their hands, this 15th day of July, 1881. Mannie M. Denison, Chas. M. D. Denison.

State of Tennessee, Davidson County. ss. Personally appeared before me, J. R. McCann, Deputy Clerk of the County

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M. Denison, etals to Trust Rock City Building Savings Association

Lot on Perkins in Cawry and Claiborne's Add to Nashville.

Registered July 19th 1881.

This Indenture Witnesseth: That We, Mannie M. Denison and Chas. M. D. Denison, in consideration of Five dollars to us in hand paid, and for the further consideration hereinafter mentioned, do hereby convey to the Rock City Building and Savings Association, of Nashville, a corporation duly incorporated under the laws of the State of Tennessee, its successors and assigns forever, the following described real estate, situated in the County of Davidson and State aforesaid, to-wit: Being lot No 429, in Cawry & Claiborne's Addition to Nashville, fronting forty feet on Perkins Street at the corner of Claiborne Street, and running back on Claiborne Street one hundred & fifty feet to an alley, see plan recorded in Register's Office of said County, pages 84 & 85, of Book 2, & being the same lot conveyed to the said Mannie M. Denison by deed of A. M. Robinson, recorded in Book 68 page 311, and subsequently transferred by deed of Mannie M. Denison & C. M. D. Denison to Katie Payne, and subsequently reconveyed to said Mannie M. Denison by deed from said Katie Payne, to all of which deeds reference is made for full description. We do hereby further convey and