S M Wene et ux
to
S N B & M
L. Assn.

Registered May 19th 1884.

State of Tennessee } This Indenture witnesseth that S M Wene
Davidson County. } and wife Mary E Wene residents of Nash-
ville Tenn, for, and in consideration of One Dollar
to them in hand paid, the receipt whereof is hereby
acknowledged, and further consideration hereinafter
mentioned by the South Nashville Building and Me-
chanics Savings Association, a body politic and corpo-
rate, Chartered by and under the laws of the State of Ten-
nessee, and having its principal office at Nashville Tenne
see Do hereby bargain, sell, alien and convey unto the
said South Nashville Building and Mechanics Saving's
Association and A B Fisher treasurer of said Association
and his successors in said office of Treasurer as Trustee,
their heirs and assigns forever, all of the following descri-
bed realestate, situated, lying and being in the County of
Davidson and State of Tennessee, to-wit: Part of lot 153
in the D. T. McGavock, Plan fronting 50 ft on Jefferson
street, and running back to Morrison street and is
the same property heretofore conveyed to said Association
to secure a loan of $1600.00 and this conveyance is made
to secure an additional loan of Four hundred dollars.
And the property is the same purchased of J C Napier
et. wife by S. M. Wene, To have and to hold the aforegranted
land and premises with all and singular the appurtenances of
and to the same belonging or in anywise appertaining, to the said
Association and its Treasurer, their heirs and assigns, forever.
And the said Wene and wife for themselves, their heirs and as-
signs do hereby covenant to and with the said Association and
its Treasurer as aforesaid that they are lawfully seized in fee
of the above described land, that the same is free from all incumb-
rance, and that they have a good right to sell and convey the same
as herein set forth, and that they will warrant and forever
defend the title to said property against the lawful claims of all
persons whomsoever. But this conveyance is made in trust for
the following uses and purposes and none other, to-wit: That
whereas the said D. M. Wene, who is a member of the said South
Nashville Building and Mechanics' Savings Association, has
this day received in advance from it Four hundred dollars, it be-
ing the matured value of Two shares of stock in the Second series
held by him in said Association, and which said sum is received
in payment and satisfaction in full of said shares when matured
under the Charter, Constitution, By-laws, rules and regulations
of said Association, which said Charter, Constitution, By-laws,
etc, are here referred to and made a part of this deed, and which
said loan or advance is further witnessed by the promissory
note, of even date herewith of the said D. M. Wene and wife for said

50 feet on Jefferson St

The debt secured by this within instrument has been paid in full. Witness my hand as Cashier of said Bank this 3. Nov 3. 1887. S. M. Wene et ux to S. N. B. & M. Assn. Cancelled and released of record this 4th day of Nov 1887. Attest: T. E. Lindsley Cash'r

sum of Four hundred dollars, bearing interest at the rate of six per cent per annum, and payable according to the tenor of this deed. And for the purpose of better securing said indebtedness the said conveyors hereby covenant with the said Conveyee, its successors or assigns, that they will cause the buildings and improvements on said premises to be insured with such Insurance Company as may be designated by the said Association, for a sum not less than Two thousand dollars, and that said conveyor will pay all the premiums for said insurance, and assign said policy of insurance to said Treasurer as Trustee, under this Trust, and that said Wene and wife will continue such policy of insurance in force, and assigned as aforesaid, until the indebtedness as aforesaid is fully discharged; and in the event of failure to keep up said policy of insurance, and to pay all taxes and assessments that may be made against or upon said property, the said conveyor hereby authorize and empower the said Association to procure said policy, and pay such taxes at their cost, and the amount so paid is hereby declared to be a lien secured by this instrument on said property, together with six per centum per annum interest thereon to be collected and enforced, with the principal and interest secured by this deed as a part thereof. And, therefore, if said D. M. Wene and wife shall pay or cause to be paid to the South Nashville Building and Mechanics Savings Association the sum of Two dollars per month dues on each of said Two shares of stock and interest on said sum at six per centum in monthly installments of $2.00 making a total of $6.00 dues and interest and payable in advance on the first Saturday of every month at the Office of the Secretary of the said Association, in the said City of Nashville, and shall also pay all fines and forfeitures that may be assessed or imposed on said shares of stock regularly and promptly as required by the Charter, Constitution and By-laws of said Association until said Two shares shall mature and become worth $200 par value, and in all other respects fully comply with all the requirements of the Charter, Constitution, By-laws, Rules, etc, of said Association, then this deed shall be void and the property herein conveyed shall be released by quit claim to the said Wene and wife and said 2 shares of stock surrendered up and cancelled. But if the said Wene or wife should at any time neglect, fail or refuse to pay said dues and interest monthly in advance as herein provided, or to do and perform any and all of said covenants herein contained, for the space of six months, then and in that event the said Association shall be entitled to the immediate possession of said property, and the said A. B. Fisher or Successor as Trustee may immediately, after giving twenty days notice of the description of said land, time, place and terms of sale by advertisement in some newspaper published in the City of Nashville, Tennessee, sell said realestate at public