that we are lawfully seized & possessed of said lands in fee simple, have a good right to convey it, & the same is unincumbered, & we do further covenant & bind ourselves & our heirs & representatives to warrant & forever defend the title to said lands to the said Mrs. Mary J. Winfrey her heirs and assigns, against the lawful claims of all persons whomsoever. Witness our hands this 13th day of Dec. 1885. J. B. White,
Alfreda White,

State of Tennessee, Davidson County, } Personally appeared before me J. R. McCann Deputy Clerk of the County Court of said County the within named J. B. White & Alfreda White, the bargainors, with whom I am personally acquainted, & acknowledged that they executed the annexed instrument for the purposes therein expressed. And Alfreda White, wife of the said J. B. White having personally appeared before me, privately & apart from her husband, the said Alfreda White acknowledged the execution of the annexed instrument to have been done by her freely, voluntarily & understandingly, without compulsion or constraint from her said husband & for the purposes therein expressed. Witness my hand at office this 3rd day of Decbr 1885. J. R. McCann
(Reed Decbr 3rd 1885 at 4:10 P.M.) Dpty. Clerk

Annie Ready
to
Trust
Frances Butler

#107 Mc G. 1st add.

Registered Dec 9th 1885

For and in consideration of the sum of One Dollar to me in hand paid by Mrs. Frances Butler, mother of Wm. M. Butler of the County of Davidson and State of Tennessee, receipt whereof is hereby acknowledged, & the other considerations hereinafter mentioned I, Annie Ready of said County and State aforesaid, have this day bargained and sold, and do by these presents, bargain, sell and convey to said Frances Butler, mother of said Wm. M. Butler aforesaid a certain lot or parcel of land situated in Davidson County, State of Tennessee and described as follows: Lot No. 102 in D. F. McGavock & 1st Addition to Nashville, fronting 59 feet on the West side of Berry High Street and running back between parallel lines at right angles to said Street 175 feet to an alley, being the same property conveyed by J. W. Lawless to me by deed registered in R. O. D. C. in Book No. 81, Page 456. To have and to hold the said lot or parcel of land with the improvements and appurtenances thereunto belonging, to the said Frances Butler aforesaid her representatives and assigns forever. I covenant with the said Frances Butler, her representatives and assigns, that I am lawfully seized of said land in fee-simple, have good right to convey it, and that the same is unincumbered. And I do further covenant and

The Consideration for which the within Deed was executed was Love & Affection & the sum of One Dollar
paid & as the lawful owner of the above mentioned herein released all right or claim or the within property. July 8-1887. Wm. Frances Butler
Attest D. Lucky Dep Reg

bind myself, my heirs and representatives, to warrant and forever defend the title to said land and premises to the said Frances Butler, her representatives and assigns, against the lawful claims of all persons whomsoever, forever. But this conveyance is made for the following uses and purposes and for no other, viz: It is understood by & between the said Annie Ready and the said Annie Ready are justly & severally indebted to the said Frances Butler aforesaid by a promissory note bearing even date herewith in the sum of Eleven hundred Dollars, twelve months after date with interest thereon from date, and this conveyance is made to secure the payment of said note and the interest thereon and in the place and stead of two former bonds deeds executed by the said Annie Ready to Frank Fisher for Seven hundred and sixty Dollars recorded in the R. O. D. C. in book No. 80, page 358 and otherwise on April 21st 1885 for value received assigned by said Frank Fisher to said Mrs. Frances Butler. The other to said Wm. M. Butler for Four hundred Dollars, registered in the Register's Office aforesaid in Book 89, page 13 of books which conveyances are to be released when this instrument shall have been fully executed acknowledged and noted for registration. Now, if the said Wm. M. Ready and Annie Ready or either of them should pay said note for Eleven hundred dollars and the interest thereon at maturity, then this conveyance shall be void and of no effect, but if they should fail to pay the same or any part thereof, then the said Francis Butler, after giving twenty days' notice of the time, place and terms of sale by publication in some newspaper published in Nashville, may sell said property at auction to the highest bidder for cash, at the South House door, in the City of Nashville, free from the equity of redemption, and free from all dower and homestead rights, and execute a deed to the purchaser thereof, and out of the proceeds she shall pay First, all the charges and expenses incident to the execution of this trust. Second, the said note for Eleven hundred dollars and interest thereon, or so much thereof as may remain unpaid, and Third, the balance to the said Annie Ready, her heirs or assigns. And should said sale take place under the conditions of this trust deed, said Francis Butler shall have the right to become the purchaser, provided she is the highest and best bidder, all legal objections thereto being hereby expressly waived. Witness my hand, this 14th day of December 1885.

State of Tennessee, Davidson County, } Personally appeared before me, Edwin A. Price, a Notary Public in and for said County, the above named (Miss) Annie Ready, the bargainor, with whom