transfer and convey to B.J. Farrar Trustee and his successor in trust certain property in the State of Tennessee Davidson County Civil district No One described as follows to wit A frame house and lot situated on the South side of Russell street in the City of East Nashville between 7th & 8th street said lot fronts fifty feet and runs back between parallel lines 170 feet more or less to an alley and adjoins the lot of W.F. Bang on the east and the lot of Jas Tyner on the West and is the same land conveyed to said F.R. Clemons by decree of Chancery Court at Nashville Tennessee in the case of Deade Clemons et al vs F.G. Clemons et al see minute Book 12 Page 187. To have and to hold said property to the said B.J. Farrar Trustee and his successor in trust forever We covenant that we are lawfully seized of the said property have a good right to convey it and the same is unincumbered We further covenant and bind ourselves our heirs and representatives to warrant and defend the title to said property to the said B.J. Farrar Trustee or his successor in trust and his assigns forever against the lawful claims of all persons. But this conveyance is made in trust for the following uses and trusts and for no other purpose to wit We owe Mrs Rebecca E. Allen three notes of this date as follows One note for three hundred dollars due at One year One note for Fifteen dollars due at six months and one note for Fifteen dollars due at twelve months from date Now if we shall pay the several sums aforesaid when due according to the terms of said notes then this instrument is to be void further force or effect but if we fail to pay the said sums of money when due as aforesaid or any part of either of said sums according to the terms above expressed then upon such default this conveyance remains in full force and effect and the said Trustee or his successor in trust is hereby authorized and empowered upon giving twenty one days notice by weekly publications in some newspaper published in Davidson County Tennessee to sell said property at the Court House door in said County to the highest bidder for cash and 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 to make a deed to the purchaser the creditor may bid at any sale under this conveyance We agree that the trustee may at any time after default in payment of principal & interest as each falls due respectively enter and take possession of said property and shall only account for net rents received by him And we agree to keep all the buildings on said property insured in some reliable Fire

Insurance Company or Companies for the sum of not less than $ 300 until the sum herein secured is fully paid and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured We agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments and pay them when due and in case we fail to do either then said Trustee or the creditor herein secured may do either and charge and treat the amount so expended as part of the debt herein secured In case of sale under this deed of trust the proceeds will be applied by the Trustee First to pay all the costs and charges of executing this trust including attorneys fees and the expense of any litigation which may arise on account of the execution and enforcement of this trust. Second to pay said debt or any balance thereof then remaining unpaid. Third the residue to be paid to the said F.R. Clemons or order And in case of the death absence inability or refusal to act of said Trustee when action under the foregoing powers and trust may be required the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust and the title herein conveyed to B.J. Farrar Trustee shall be vested in said successor This First day of Feby 1887.

Fannie R. Clemons
F. G. Clemons

State of Tennessee
Davidson County } Personally appeared before me H.D. Claiborne A Notary Public of said County the within named Fannie R. Clemons and her husband F.G. Clemons the bargainors with whom I am personally acquainted and acknowledged that they executed the annexed instrument for the purposes therein expressed And Fannie R. Clemons wife of the said F.G. Clemons having personally appeared before me privately and apart from her husband the said Fannie R. Clemons acknowledged the execution of the said instrument to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed Witness my hand at office this 1st day of February 1887.

H.D. Claiborne
Notary Public

(Seal)

(Rec'd Feby 1st 1887 at 1.52 P.M.)

Registered Feby 4 1887.

Mrs A.B. Clemons
To
B.J. Farrar

For and in consideration of One dollar to me paid the receipt of which is acknowledged and the other considerations hereinafter mentioned I Mrs Anna B. Clemons have this day bar

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The within instrument of bargain and sale was paid & duly released and the lien of said deed of trust thereof and the within mortgage is fully released Oct 11th 1888 Amos Flatt & Son by B.J. Farrar