certain property in the State of Tennessee Davidson County Civil district number = described as follows, to wit: Being Lot No. 22 in St. Albans Add. to Edgefield (north East Nashville) said lot fronts (30) Thirty feet more or less on Foot Street, and runs back between parallel lines One hundred & forty three (143) feet to an Alley 15 feet wide as shown by plan in Book No. 21 page 37 R.O.D.C. and being same conveyed to me (Thos Smith) by deed in Book No. 92, page 439, R.O.D.C. To have and to hold said property to the said J.B. Armstrong Trustee, and his successors in Trust forever. We Covenant that we are lawful by seized of the said property, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves heirs and representatives to warrant and defend the title to said property to the said J.B. Armstrong 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 are indebted to G.W. Davis in the sum of One hundred & fifty Dollars borrowed money evidenced by Tom Smith's promissory note of even date herewith for said amount, payable twelve months after date with 6% interest. Now, if we shall pay the several sums aforesaid when due, according to the terms of said notes, then this instrument is to be of no 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 20 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 or 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

The debt secured by the within instrument has been paid & the same is cancelled. Said D. Nelson all lien or claim on the within property held by virtue of said deed of trust.
Attest
E. Goodrich Reg. 1129
Aug. 29 - 1891 G.W. Davis

Company or Companies for the sum $150.00 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 Attorney's fees and the expense of any litigation which may arise on account of the execution and enforce of this trust. Second- To pay said debt or any balance thereof then remaining unpaid. Third- The residue to be paid to Thomas Smith or order. And in case of the death, absence, inability or refusal to act of the said Trustee, at any time, 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 J.B. Armstrong shall be vested in said successor. This 29th day of August 1888.

Witness, A.L. King- Thomas his × mark Smith
Harriet her mark Smith.

State of Tennessee }
Davidson County } Personally appeared before me Geo. W. Blair Notary Public of said County, the within named Thomas Smith and wife Harriet Smith the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purposes therein expressed. And Harriet Smith wife of the said Thomas Smith having personally appeared before me, privately and apart from her husband the said Harriet Smith 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 and official seal at Office this 29 day of August 1888.

Geo W. Blair
Seal Notary Public

(Received Aug. 29th 1888 at 3:25 P.M.)

E. Goodrich To J. Mortg. N. Goodrich

Registered Sept. 5th 1888

For the Considerations hereinafter named I, Lorenzo Goodrich of Davidson County Tennessee have this day bargained and sold, and do hereby bargain, sell grant and Convey unto Nelan Goodrich,