under the laws of Tennessee for homestead and dower

Annanias his ✗ Sutton
Paralee her ✗ Sutton
mark
A Partee

State of Tennessee
Davidson County } Personally appeared before me Edwin A Price a Notary Public in and for said County the above named Annanias Sutton Paralee Sutton & A Partee the bargainors with whom I am personally acquainted and acknowledged that they executed the annexed instrument for the purposes therein contained. And Paralee Sutton wife of the said Annanias Sutton having personally appeared before me privately and apart from her husband the said Paralee Sutton acknowledged the execution of the said instrument to have been done by her freely voluntarily and understandingly without compulsion or constraint from her husband and for the purposes therein expressed. Witness my hand and official seal this 27th day of October 1888

Edwin A Price
Notary Public

Recd October 29. 1888 at 1.05 P.M.

A J Coldwell etux
to
J B Armstrong

Registered November 2nd 1888

For and in consideration of One Dollar to us paid the receipt of which is acknowledged and the other considerations hereinafter mentioned. We A J. Coldwell and wife Anna E Coldwell have this day bargained and sold. and do hereby transfer and convey to J. B. Armstrong and his successor in trust. certain property in the State of Tennessee Davidson County Civil District number described as follows to wit: Being the West fifty feet (50ft) of lot No 11 Wetmore add to Edgefield (now East Nashville) fronting 50 feet on North side of Wetmore or Mark Street and running back between parallel lines (210) two hundred and ten feet more or less to an Alley and being same lot conveyed to Mrs Anna E Coldwell wife of A. J. Coldwell by deed recorded in book No 110 page 198 R.O. Dds. 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 lawfully seized of the said property have a good right to convey it and that the same is unincumbered. We further covenant and bind ourselves our heirs and representatives to warrant and defend the title to

The debt secured by this deed as paid. as per Note of even date herewith. Trust to be released.
J B Armstrong Trustee

said property to the said J B Armstrong & 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 W. H. Williams in the sum of six Hundred Dollars evidenced by our promissory note of even date herewith for said amount due and payable twelve months after date with 6 % cent from date. Now if we or either of us shall pay the sum aforesaid when due according to the terms of said note then this instrument is to be of no further force or effect. But if we fail to pay the said sum of money when due as aforesaid or any part of said sum 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 30 days notice by publication in some news paper 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 Company or Companies for the sum $800.00 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