Trustee will apply as follows: First to the payment of all costs and expenses of executing and foreclosing this Trust including a reasonable compensation to the Association's Attorney for his services in the premises; Second to the payment of said sum so borrowed and dues, interest, fines and all sums of money which may then be due to the said Association under the Charter, Constitution and By-laws of said Association and this Trust Conveyance. Lastly, the residue if any there be, he will pay over to the said conveyor. The said Trustee is hereby empowered to make the necessary deeds to the purchaser, and he is hereby exempted from taking the oath, making inventory or giving bond as required by law. In testimony whereof the said conveyors Horace Cauvin and S. E. Cauvin have hereunto set their hands this 27th day of Febry 1889.

H. Cauvin
Sarah E. Cauvin

State of Tennessee
Davidson County } Personally appeared before me Will M. Long, Notary Public in and for the County aforesaid, the within named H. Cauvin & Wife Sarah E. Cauvin the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purpose therein expressed. And Sarah E. Cauvin wife of the said H. Cauvin having personally appeared before me privately and apart from her husband, the said Wife Sarah E Cauvin 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 purpose therein expressed. Witness my hand and official seal, this 28th day of Feb 1889.

(Seal) Will M. Long.
Notary Public.

(Recd Feb 28-1889 at 12-40 P. M.)

Eugene Smith
to
J. C. McReynolds Trustee

Registered March 6, 1889.

For and in consideration of One Dollar to me paid the receipt of which is acknowledged, and the other considerations hereinafter mentioned D Eugene Smith have this day bargained and sold, and do hereby transfer and convey to J. C. McReynolds and his successor in trust, certain property in the State of Tennessee, Davidson County, civil district number 19 described as follows, to wit: A tract of land situated in the 19th Civil District of Davidson County on the Lebanon & Hobbs Bend Turnpike roads about seven miles from Nashville and composed of several pieces, all making with the farm upon which I now reside and known as "Cazenovia" and containing about 200 acres being all the land owned by me in said Civil district of Davidson Co

and the same as that purchased by me of W. H. Johnson Trustee & Morgiana Johnson his wife & conveyed by deed dated October 13th 1883 and recorded in Book 81. page 332. R. O. D. C. by said parties to me to which deed reference is here specially made for a detailed description of the lands. To have and to hold said property to the said J. C. McReynolds Trustee, and his successors in trust forever. I covenant that I am lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself heirs and representatives to warrant and defend the title to said property to the said J. C. McReynolds 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: I have this day executed a promissory note for fifty one hundred ($5100) Dollars payable to the order of myself and due twelve months after date with interest from date at the rate of 6% per annum and by me endorsed. Now if D Eugene Smith shall pay the several sums aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if I 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. I 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 I agree to keep all the buildings on said property insured in some reliable Fire Insurance Company or Companies for the sum $4000 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. I 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 I fail to do either, then said Trustee or the