This Indenture WITNESSETH, That C L Ringler & wife M. F. Ringler

in consideration of Five Dollars to us in hand paid, and for the further consideration hereinafter mentioned, do hereby convey to THE PEOPLES BUILDING AND SAVINGS ASSOCIATION, of Nashville, a corporation duly incorporated under the laws of the State of Tennessee, its successors and assigns forever, the following described real estate, situated in the County of Davidson and State aforesaid, to-wit:

Being part of lot No 26, according to the plan of Balch & Whitesides addition to Nashville registered in minute Book "D" page 784 Circuit Court. Said part of lot 26 fronting sixty eight and one half (68½) feet on East side of North College St. and running back one hundred and forty four (144) feet, being the same piece of ground conveyed to Tempe Downs by decree rendered on the 17th day of Jany. 1888 in case of Tempe Downs vs J & B Allen et als in Supreme Ct & which decree is registered in R. B. D. C.

being the same property conveyed to M F Ringler by Tempe Downs by deed dated 26th day of December 1886, registered in Book No. —, page 2 Register's Office, to which reference is hereby made for further description and title.

We do hereby further convey and relinquish to the conveyee all our right under the Homestead Exemption Laws of the State of Tennessee in the above described premises, together with all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same to the said PEOPLES BUILDING AND SAVINGS ASSOCIATION, its successors and assigns forever.

We hereby covenant with the said conveyee, its successors and assigns, that we are lawfully seized of said real estate, have a good right to convey it, that it is unincumbered, and that we will forever warrant and defend the title to the same against all legal claims whatsoever.

But the Condition of this Deed is such, That whereas the said M. F. Ringler who is a member of the said Association, and has received Six Hundred & 00/100 DOLLARS, in advance, from it, being the full value of Three shares of stock, Fourth series, held by Her in said Association, and which said sum is received in full payment of said shares when matured under the Charter, Constitution and By-Laws, rules and regulations of said Association, which said Charter, Constitution and By-Laws are here referred to and made part of this Deed, and which said loan or advance is further evidenced by the note of even date herewith of the said M. F. Ringler & C. L. Ringler for like sum to the said Association, bearing interest at the rate of six per cent. per annum, payable in monthly installments according to the tenor of this Deed.

NOW, if the said M. F. Ringler shall pay, or cause to be paid, to the said PEOPLES BUILDING AND SAVINGS ASSOCIATION, its successors and assigns, the said sum of Six Hundred & 00/100 Dollars in monthly installments of Six & 00/100 Dollars dues on said Three shares of stock, and interest thereon, at the rate of six per cent. per annum, in monthly installments of Three & 00/100 Dollars, making a total of Nine & 00/100 Dollars, due and payable, without demand therefor, on the Second Tuesday of each and every month, and all fines and forfeitures assessed against Her by said Association, until said shares shall have been fully paid, and further cause to be punctually paid all taxes and assessments, fire insurance, etc., upon the premises herein conveyed, and keep the same fully insured for the benefit of said Association, and fulfill and conform to all the requirements of the Constitution and By-laws of said Association, then these presents shall be void.

But if She the said M. F. Ringler should fail to pay one or more of said payments for six months after the same shall become due, then the said Association, by its Treasurer, the Bank of Commerce or its successor as Treasurer, after giving twenty days' notice by weekly advertisement in a newspaper published at Nashville, Tennessee, is hereby authorized and empowered to sell said property, at the Court-house door in said County at public sale, to the highest bidder for cash, and free from the equity of redemption, homestead, dower and all other axemptions of every kind, which are hereby expressly waived; and said Treasurer, as Trustee for us, and in our behalf, is hereby fully empowered to make a deed to the same to the purchaser. The conveyee may bid at any sale under this conveyance. And in the event said M. F. Ringler should fail to pay all taxes, assessments, and fire insurance on said property when due, then the conveyee herein secured may pay same, and treat the amount so expended as part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds of such sale will be applied by the Trustee: First, to the payment of the necessary expenses of this trust, including all costs and expenses of any litigation incurred in protecting or enforcing same, and including reasonable compensation to the said Association's Attorney for his services in the premises; secondly, to the payment of said Association's debt of Six Hundred & 00/100 Dollars, together with all interest, fines, assessments and charges due on same, and also any taxes, fire insurance, etc., paid by the conveyee on said property, less the amount of all dues and interest actually paid on said sum. The balance, if any, the Trusee will pay over to the said M. F. Ringler

WITNESS our hand, this 19 day of December 1890

C L Ringler

M F Ringler

STATE OF TENNESSEE, COUNTY OF DAVIDSON—SS.

Personally appeared before me, Chas N Burch a Notary Public in and for ~~Clerk of the County Court of~~ said County, C. L. Ringler and M. F. Ringler the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained. And M. F. Ringler wife of the said C. L. Ringler having personally appeared before me, privately and apart from her husband, the said M. F. Ringler acknowledged the execution of said Deed 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 19th day of December 1890 (Seal) Chas N. Burch Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON—SS.

Register's Office, December 29 1890

I, W. E. Shadwell Register for said County, do certify that the foregoing and [illegible] instrument [illegible] Dec'r 24th 1890 at 12 o'clock M., recorded in Book [illegible] page [illegible] and registered this day in Book 122 page [illegible]

W. E. Shadwell

This Indenture WITNESSETH, That St Johns African Methodist Episcopal Church by its hereinafter named Trustees the Preacher in charge joining in the execution of this instrument them said Trustees for said Church

in consideration of Five Dollars to ~~us~~ in hand paid, and for the further consideration hereinafter mentioned, do hereby convey to THE PEOPLES BUILDING AND SAVINGS ASSOCIATION, of Nashville, a corporation duly incorporated under the laws of the State of Tennessee, its successors and assigns forever, the following described real estate, situated in the County of Davidson and State aforesaid, to-wit: Being part of lot 157 in the original town of Nashville Tenn: Beginning at the northwest corner of Cedar & Summit streets: running thence northwardly with the west margin of Summit St 49½ feet to a point: thence at right angles eastwardly 90 feet to a point: thence at right angles southwardly 49½ feet to a point: thence at right angles westwardly 90 feet to the north margin of Cedar St: thence eastwardly along the north margin of said St 115 feet to the point of beginning: Being the same property conveyed to the Trustees of St Johns African methodist Episcopal church by deeds of Saunders Washington Book No 52 pg 187 & Mr Richardson Exr &c Book 68 pgs 377-378 to which reference is here made for more full description. Rudwell Menefee Jesse Smith, J E Bentley, S A Dickerson, R J Hendricks, Wm Gordon, Benjamin Miller, J R Randall & Eldridge Cooper the said Trustees being duly properly & legally appointed & qualified according to the ordinances & disciplines of the African Methodist Episcopal Church & in obedience to a resolution unanimously approved & passed by the Legal Voters of said Church at a meeting previously & duly announced & specially called for such purpose, which said resolution is of record on the proper records of the Church, instructing authorizing & empowering said Trustees to raise money by mortgaging or pledging the Church property herein described. Said meeting being called & said resolution being passed in the mode & manner prescribed by the laws governing the Church touching such matters, and I. W. Thompson Preacher in charge of said Church by proper appointment and as such Ex officio Chairman of the Board of Trustees, by reason of & for the purposes mentioned in the resolution as aforesaid hereby join in the making & execution of this deed. And I, J. C. Bennett Secretary of said Board of Trustees do hereby certify that the foregoing recitals are correct and true & that said resolution authorizing the execution of this instrument is properly enrolled on the records of the Church

~~being the same property conveyed by by deed dated day of 18 , registered in Book No. , page Register's Office, to which reference is hereby made for further description and title.~~

We do hereby further convey and relinquish to the conveyee all our right under the Homestead Exemption Laws of the State of Tennessee in the above described premises, together with all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same to the said PEOPLES BUILDING AND SAVINGS ASSOCIATION, its successors and assigns forever.

We hereby covenant with the said conveyee, its successors and assigns, that we are lawfully seized of said real estate, have a good right to convey it, that it is unincumbered, and that we will forever warrant and defend the title to the same against all legal claims whatsoever.

But the Condition of this Deed is such, That whereas the said St Johns African Methodist Episcopal Church who is a member of the said Association, and has received Twenty Six Hundred & 00/100 DOLLARS, in advance, from it, being the full value of Thirteen shares of stock, Fourth series, held by it in said Association, and which said sum is received in full payment of said shares when matured under the Charter, Constitution and By-Laws, rules and regulations of said Association, which said Charter, Constitution and By-Laws are here referred to and made part of this Deed, and which said loan or advance is further evidenced by the note of even date herewith of the said St Johns African Methodist Episcopal Church for like sum to the said Association, bearing interest at the rate of six per cent. per annum, payable in monthly installments according to the tenor of this Deed.

NOW, if the said St Johns African Methodist Episcopal Church shall pay, or cause to be paid, to the said PEOPLES BUILDING AND SAVINGS ASSOCIATION, its successors and assigns, the said sum of Twenty Six Hundred & 00/100 Dollars in monthly installments of Twenty Six & 00/100 Dollars dues on said thirteen shares of stock, and interest thereon, at the rate of six per cent. per annum, in monthly installments of thirteen & 00/100 Dollars, making a total of Thirty Nine Dollars, due and payable, without demand therefor, on the Second Tuesday of each and every month, and all fines and forfeitures assessed against it by said Association, until said shares shall have been fully paid, and further cause to be punctually paid all taxes and assessments, fire insurance, etc., upon the premises herein conveyed, and keep the same fully insured for the benefit of said Association, and fulfill and conform to all the requirements of the Constitution and By-laws of said Association, then these presents shall be void.

But if it the said St Johns African Methodist Episcopal Church should fail to pay one or more of said payments for six months after the same shall become due, then the said Association, by its Treasurer, the Bank of Commerce or its successor as Treasurer, after giving twenty days' notice by weekly advertisement in a newspaper published at Nashville, Tennessee, is hereby authorized and empowered to sell said property, at the Court-house door in said County at public sale, to the highest bidder for cash, and free from the equity of redemption, homestead, dower and all other axemptions of every kind, which are hereby expressly waived; and said Treasurer, as Trustee for us, and in our behalf, is hereby fully empowered to make a deed to the same to the purchaser. The conveyee may bid at any sale under this conveyance. And in the event said St Johns African Methodist Episcopal Church should fail to pay all taxes, assessments, and fire insurance on said property when due, then the conveyee herein secured may pay same, and treat the amount so expended as part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds of such sale will be applied by the Trustee: First, to the payment of the necessary expenses of this trust, including all costs and expenses of any litigation incurred in protecting or enforcing same, and including reasonable compensation to the said Association's Attorney for his services in the premises; secondly, to the payment of said Association's debt of Twenty Six Hundred & 00/100 Dollars, together with all interest, fines, assessments and charges due on same, and also any taxes, fire insurance, etc., paid by the conveyee on said property, less the amount of all dues and interest actually paid on said sum. The balance, if any, the Trusee will pay over to the said St Johns African Methodist Episcopal Church

WITNESS our hand, this 20 day of December 1890 St Johns African Methodist Episcopal Church By J. W. Thompson Preacher in Charge Ex Officio Chairman Board of Trustees

William X Gordon Trustee his mark Chas. N. Burch witness — A. Menefee Trustee

Eldridge Cooper Trustee — Jesse Smith Trustee

J. R. Randall Trustee — Benjamin X Miller Trustee his mark Witness Chas. N. Burch

Jos. E. Bennett Secty Board of Trust Trustee — S. A. Dickerson Trustee

R. J. Hendricks Trustee

State of Tennessee } Personally appeared before me Chas N. Burch a Notary Public in and for said County the within Davidson County } named St Johns African Methodist Episcopal Church the bargainor by J. W. Thompson Preacher in charge of said Church and Chairman of the Board of Trustees of said Church, Jesse Smith Trustee A Menefee Trustee Benjamin Miller S A Dickerson J R Randall R J Hendricks William Gordon Eldridge Cooper Jos E Bennett Trustees of said Church with all of whom I am personally acquainted and who being first sworn by me, did each and all depose and say that they are the Trustees and officers of said St Johns African Methodist Episcopal Church and that this instrument is signed and executed by them in their official capacity as the deed of said Church, and with and by the unanimous consent authority and direction of the legal voters of said Church at a meeting called and held for such purpose at that the resolution authorizing and directing the execution of this deed and the recitals therein contained are correct and true and that said resolution is duly enrolled on the records of said Church in [illegible]

Attest J. C. Bennett Secty

The execution of the within deed by the Trustees of St Johns African Church is hereby approved and ratified in the within proportion. The Peoples Building and Savings Association by W. F. Ringler Sec'y