This Indenture, Made and entered into by and between Mrs Mary A. Reardon

a feme sole

of the first part, and THE NORTH NASHVILLE BUILDING AND SAVINGS ASSOCIATION, of Nashville, Tennessee, a body politic and corporate under the general laws of Tennessee, having its situs at Nashville, in the County of Davidson, and State of Tennessee, party of the second part, and M F Rooney Trustee, of the City of Nashville, Tennessee, party of the third part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of one dollar to her in hand paid by the said party of the third part, the receipt whereof is hereby acknowledged, and the matters hereinafter specified, has this day aliened, bargained, sold and conveyed, and by these presents do alien, bargain, sell and convey unto the said party of the third part, his successors and assigns, the following described lands, tenements and hereditaments, ying, being and situate in Nashville Davidson County, Tennessee, to-wit:

Part of Lot 7 in Balch & Whitesides addition to Nashville. Beginning on the South side of Jefferson street One hundred nineteen (112) feet West from Front street running thence South westwardly at right angles with Jefferson street 71 feet thence Westwardly 44 feet thence Southwardly 60 feet thence Westwardly 31 feet & 3 inches thence Northwardly 71 to a point thence Eastwardly 31 feet 3 inches thence Northwardly 30 feet thence 42 feet Eastwardly with Jefferson street to place of beginning And being the same property conveyed to Mary A Reardon by Emily Bassett by deed bearing date May 4 1889 and registered in Book No 92 page 16 Registers office but in which deed there is an error of description in beginning at a point 154 feet 3 inches instead of 112 feet which is correct from Front street on Jefferson: Also a lot situated in said City County & State aforesaid and on the Southwest corner of Vine & Crawford streets fronting (25) twenty five feet on Vine running back between parallel lines and long the South line of Crawford street 106 feet and being the same lot conveyed to the said Mrs Reardon by deed registered in Book 85 page 41 R O D C

TO HAVE AND TO HOLD, The aforesaid lands, tenements and hereditaments, with all and singular the appurtenances of and to the same belonging or in anywise appertaining, to the said party of the third part, his successors and assigns forever. And the said part y of the first part, for Herself her heirs, executors and administrators, do es covenant and agree to and with said party of the third part, his successors or assigns, that she is lawfully seized in fee of the aforegranted land and premises; that the same are free from all encumbrances; that she has a good right to sell and convey the same to the said party of the third part, as aforesaid; and that the aforegranted land and premises will warrant and forever defend against the lawful claims of all persons whomsoever.

The said M F Rooney, who holds the office of Trustee for the said North Nashville Building and Savings Association, shall be and remain the Trustee, under the provisions of this Deed, and the title to the within conveyed land shall be vested in him only so long and during such time as he may hold the said office of Trustee. And whenever, at any time hereafter, any other person or corporation shall become the Trustee for said North Nashville Building and Savings Association, by appointment or election by said Association, such person or corporation shall be the Trustee, with the title to said land, for the purposes of the trusts herein declared, vested in him, without any writing, deed, conveyance, formal or other appointment, with all the title, powers, duties, privileges and exemptions herein and hereby granted, imposed and conferred; and the person who is or may be the Trustee for said North Nashville Building and Savings Association, shall, while he holds the office of Trustee, be the Trustee under the provisions of this deed, with all the title, powers, duties, privileges and exemptions aforesaid, to the exclusion of the above named Trustee, and all and singular the person or persons who may have preceded him as such Trustee. And any act, deed or conveyance done or made by such Trustee for said North Nashville Building and Savings Association, at any time within and in pursuance of the powers conferred on the Trustee above named, in his name as such Trustee under the recitals hereof, shall be conclusive evidence of his authority to do such act, or to make such deed or conveyance, the same is if named in the deed to whom the within conveyance is made.

But the foregoing Conveyance is made in trust, And to and for the following uses and purposes, to-wit: The said Mary A Reardon who is a member and stockholder of said North Nashville Building and Savings Association, has received from it, as such member, under the charter, constitution, by-laws and regulations of said North Nashville Building and Savings Association, and subject to any future modification of such constitution, by laws and regulations, an advance payment of Four shares of the stock of the said North Nashville Building and Savings Association, owned by her. The said Mary A Reardon is liable to said North Nashville Building and Savings Association for Eight Dollars, payable each and every month, being the assessments or dues on the said shares of stock. And is also liable to said North Nashville Building and Savings Association for interest at the rate of six per cent. per annum on Eight Hundred Dollars, the amount said stock will be worth when fully paid up, which dues and interest are payable in monthly installments on the second Monday in each and every month, to the Secretary of said North Nashville Building and Savings Association, at its office in Nashville, Tennessee, until said shares of stock attain to full or par value thereof. The said Mary A Reardon agrees to keep the houses and improvements on the within conveyed land insured against loss or damage by fire, for the benefit of said North Nashville Building and Savings Association, in a policy approved by the Board of Directors thereof, with the policy evidencing such insurance, in the custody of the Secretary of said North Nashville Building and Savings Association, in such amount not exceeding the value of such houses and improvements as said Board of Directors may from time to time require. And further agrees to pay the taxes, and all State, County and municipal assessments on said land promptly, when the same becomes due and payable, so as to keep said land free from encumbrances and liens for taxes and assessments, as aforesaid. And the said party of the first part desire to secure and make certain the payment of said dues and interest so long as the same are payable as aforesaid, and to secure said North Nashville Building and Savings Association against loss by reason of the aforementioned advance payment of said shares of stock; and also to give full assurance of the agreement to keep said houses and improvements insured and the taxes and assessments paid on said land as aforesaid. And in the event of failure to keep up said policy of insurance, and to pay all taxes and assessments that may be made against or upon said property, the part y of the first part hereby authorise s and empower s the said North Nashville Building and Savings Association, to procure said policy and pay such taxes at her cost, and the amount so paid is hereby declared to be a lien secured by this instrument on said property, together with six per centum per annum interest thereon, to be collected and enforced, with the principal and interest secured by this deed as a part thereof.

Now, therefore, If the said Mary A Reardon shall well and truly pay the aforementioned installments of interest as the same become due and payable, and the dues on said shares, and keep the said houses and improvements insured and pay the taxes and assessments on said land until said shares of stock are fully paid up, then the foregoing conveyance shall be void, and said Trustee shall immediately reconvey the within described land and premises, upon payment of the expense thereof, and the said shares of stock shall be canceled and cease to exist.

But, If the said Mary A Reardon shall at any time before said shares are paid up, fail to pay any installment of interest at the office of said Secretary of said Association, or shall fail to keep said houses and improvements insured as aforesaid, or pay the dues as the same become payable on said shares of stock, or to pay the taxes and assessments on said land as the same become due and payable, or shall in any respect fail to strictly observe and conform to all and singular the provisions of the constitution, by-laws and regulations of said Association, as now existing, or which may be hereafter modified, then the said Trustee, or his successor as aforesaid, may immediately after having advertised the time, place and terms of sale for twenty days in some one newspaper published in Nashville, Tennessee, sell the within described land and premises at public auction to the highest bidder for cash, and appropriate the proceeds of such sale first, to the payment of the costs and expenses of executing this trust, including a reasonable compensation to said Trustee, or his successor as aforesaid, for his services in the premises, together with a reasonable attorney's fee for his services in the premises, and the fees of an auctioneer, if any should be employed in making the sale, and which the Trustee may do if he sees proper; second, to the payment of $ 800.00 the full or paid up value of said shares of stock, and all unpaid interest accrued, as hereinbefore provided, and all moneys that may then be due the said North Nashville Building and Savings Association on said shares of the stock thereof, and to the payment of all taxes and assessments on said land paid by said North Nashville Building and Savings Association, or which may then be due and unpaid, and to the payment of any and all premiums which said North Nashville Building and Savings Association may have paid, by reason of the failure to keep said houses and improvements insured, minus the actual value of said shares at the time of the sale; lastly, the residue, if any there be, to the said Mary A Reardon Homestead Exemption &c; and in case of a sale, the said part y of the first part waive s and surrender s all right and equity of redemption or re-purchase of said land and premises; and from the conveyance of said land under such sale by the delivery of the deed to the purchaser, said part y of the first part, and all persons in privity shall be and become the tenant or tenants of the purchaser, holding from month to month, at a rental of $ 12.00 per month, payable to such purchaser monthly in advance, commencing with the day of the delivery of said deed. The said tenancy to be determined at the option of said purchaser, upon ten days' notice prior to the expiration of any month. The said party of the second part may become the purchaser at the sale of said land made by said Trustee, or his successor as Trustee.

And the necessity of said Trustee, or his successor, under the provisions hereof, making oath or giving bond, as required by the laws of Tennessee, is hereby expressly waived.

IN WITNESS WHEREOF, said part y of the first part ha ve hereunto set her hand and seal, this 29 day of May 1893

Attest
W. Dwyer
A R Mathes

Mary A X (her mark) Reardon (SEAL.)

(SEAL.)

(SEAL.)

State of Tennessee Personally appeared before me W S Smith Clerk of the County Davidson County Court of said County the within named Mary A Reardon the bargainer with whom, I am personally acquainted and who acknowledged that she executed the annexed instrument for the purpose therein contained. Witness my hand at office this 29 day of May 1893.

W. S. Smith Clerk
By W. Dwyer D C

STATE OF TENNESSEE,
DAVIDSON COUNTY.

I W E Chadwell Register of said County, do hereby certify that the within Deed of Trust with Acknowledgement certificate and thereon was filed in my office for registration on the 29 day of May 1893, at 12 50 o'clock P M., and so noted in Note Book No. 17 on page 371, and was duly registered this day in Book of Trust Deeds, &c., No. 126 on page 446 and following.

Witness my hand, at office, this 2 day of June 1893

W E Chadwell REGISTER.

The grantor shall at expense keep insured the buildings on the within described property and make loss if any payable to the North Nashville Building & Savings Association as their interest may appear
Filed for record July 12 1893
W E Chadwell Reg