District number Thirteenth, described as follows, to-wit: Being part of lot no 212 and all of lots nos. 214 & 216 in north Nashville Real Estate plan. see plan in Book no, 21, page 105, R.O.D.C. said lots front together One Hundred & Twelve & one half feet on West side of High Street and run back between parallel lines One Hundred & Twenty five feet to an alley, and is a part of the same conveyed to us by deed in Book no 97, page 544, 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 lawfully seized of the said property have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said property to the said J. B. Armstrong, Trustee, 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 justly indebted to mrs Sarah E. Brewer in the sum of Sixteen Hundred & Fifty Dollars, evidenced by our five promissory notes of this date: One note of Forty five Dollars & One note of Thirty Dollars, each payable in six months after date; and one note Forty five Dollars, and one note of Thirty Dollars, each payable Twelve months after date, and one note of Fifteen Hundred Dollars, payable Twelve months after date. 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 Company or Companies for the sum of $1500.00 until the sum herein secured is fully paid, and to have the loss made payable on the Policy to said mrs Sarah E. Brewer as her interest may appear, 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 to 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 in account of the execution and enforcement of this trust. Second- To pay said debt or any balance thereof then remaining unpaid. Third- The residue to be paid to owner, said Broderick, 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, Trustee, shall be vested in said successor. This 23rd day of April 1890.

John Broderick.
Eliza A. Broderick.

State of Tennessee,
Davidson County { Personally appeared before me, E. W. Davis, a notary Public of said County, the within named John Broderick and wife

D.S.C. Brewer

To enter this deed of record and hold the land therein described liable for the taxes thereon for the year 1890. Jany 15th 1891. Attest