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 our heirs and representatives to warrant and defend the title to said property to the said D L Dougherty 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: Whereas D L Dougherty has this day made a loan to Mattie A Altman for which she and her husband J T Altman have executed and delivered to him their promissory note payable to him dated of this date, due One Year after date for ($500.) Five Hundred Dollars with interest at six per cent now if the Mattie A Altman and husband J T Altman 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 either 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 twenty 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 $ = 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 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 Attorneys Fees and the expense of any litigation which may arise on account of the execution and enforcement of the trust Second To pay said Debt or any balance thereof then remaining unpaid, Third, The residue to be paid to Mattie A Altman or order. And in case of the said 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 D L Dougherty shall be vested in said successor. This 28th day of April 1891

Mattie A Altman
J T Altman.

The evidence of debt secured hereby has been placed in the hands of the undersigned for collection. All parties to same are notified that payment is demanded at maturity. May 5 - 1893.
J. C. Dougherty

Received for record May 13th 1891 at 11:16 A.M. and recorded in Book 1152 page 44 &c.
Wm. M. Ready Register
By W. H. Ready D.R.

Mrs. M. J. McClea
To
The Hermitage
Nat'l B. & L. Ass'n

Hermitage National Building & Loan Ass'n
Pres. Sec. & Treas.

The debt secured hereby has been placed in the hands of the undersigned for collection. All parties to same are notified that payment is demanded at maturity. July 1st 1892
J. C. Dougherty

Cancelled

State of Tennessee } Personally appeared before me Lewis W Demoss a Notary
Davidson County } Public in and for said County and State, the within named
J T Altman the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. And Mattie A Altman wife of the said J T Altman having personally appeared before me privately and apart from her husband, the said Mattie A Altman acknowledged the execution of said instrument 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 and official seal at Nashville Tennessee this 28th day of April 1891

(SEAL) Lewis W Demoss
Notary Public

Received April 29th 1891 at 11.16 A.M.

Registered May 13th 1891

In consideration of One Dollar, the receipt of which is hereby acknowledged Mrs Mary J McClea, do hereby bargain sell, and convey unto the Hermitage National Building and Loan Association of Nashville Tennessee a body politic and corporate under the laws of Nashville Tennessee, Lot number 31 in D H Davis subdivision of Lot 41 in the Clifton Place recorded in Book 57 page 100 of the R.O.D.C. said Lot 31 fronting 50 feet on the West side of Douglas Avenue and runs back between parallel lines 150 feet more or less to an Alley. being in the District of Davidson County Tennessee. And I Mrs M J McClea hereby expressly waive all right of homestead I may have in said dealty, and all rights of dower also, and covenant that I am lawfully seized and possessed thereof, have a good right to convey it, and that the title thereto is unincumbered, and that I will forever warrant and defend the same to said Association etc against the claims of all persons, But this conveyance is made for one purpose only viz, I have subscribed for seven shares of Stock of said Association of $100.00 each, to be paid in monthly instalments as provided for in the constitution, By-Laws, Contract etc of said Association, all which are hereby made a part hereof. and the same to be paid without notice, until the maturity of said Stock. And Whereas said Association has at my request and upon my bid loaned me the sum of $700.00 for my benefit and to secure which I have assigned said stock to said Association and have executed this Deed, now if I shall pay said to this Association, together with the interest, dues and premium to accrue paid but the rate of $1.60 per share until the maturity of said Stock, on the last Saturday of each month after the 1st of this month, including this month, with the right to repay said loan at any time, when not in arrears on giving 30 days notice thereof or such terms as the Directors may prescribe, and shall pay all dues accrued against me, and all taxes and insurance on said property, as due and payable, and shall never no mechanics lien or any other lien on said property, or in any way impair the security of this loan and shall fulfill all the conditions and requirements of the constitution