for the sum of "300." 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 to pay them when due, and in case I 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 this trust. Second To pay said debt, or any balance thereof then remaining unpaid. Third The residue to be paid to W H Woolwine 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 power 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 A J Freeman Trustee shall be vested in said successor. This 7 day of December 1891

W H Woolwine

Fannie K Woolwine.

State of Tennessee )
Davidson County ) Personally appeared before me R J Smith a Notary Public in and for said County and State, the within named W H Woolwine and wife Fannie K Woolwine the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within annexed instrument for the purposes therein contained. And Fannie K Woolwine wife of the said W H Woolwine having personally appeared before me privately and apart from her husband, the said Fannie K Woolwine 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 purpose therein expressed. Witness my hand and official seal at Nashville Tennessee this 7 day of December 1891

R J Smith
Notary Public

Seal

Received Dec 7: 1891 at 11.47 A.M.

Findall H L
etux
To } Trust
Farrar B J
Tr.

Registered December 14: 1891

For and in consideration of One Dollar to us paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, We H L Findall and wife Katie Findall have this day bargained and sold and do hereby transfer and convey to B J Farrar Trustee, and his successor in trust, certain property in the State of Tennessee Davidson County Civil District number 1 described as follows viz: Being part of Lot No 10 in N Stewarts Addition to Nashville Tennessee, fronting 34½ feet on the east side of Stewart Street, and running back 111½ feet to line, and being the same land conveyed to H L Findall by deed of Thomas W Hewett and wife duly recorded in Book 153 page 509 Rolls Tennessee. To have and to hold said property to the said B J Farrar 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 unincumbered. We further covenant and bind our heirs and representatives to warrant and defend the title to said property to the said B J Farrar 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 viz: The said H L Findall is indebted to Mrs Emma Mc Lee in the sum of Four Hundred Dollars, as evidenced by his Findalls One note of even date with this deed for Four Hundred Dollars due One Year from date with interest from date at 6% per annum. Now if the said H L Findall shall pay the several 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 he fail to pay the said sums of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then upon such default the conveyance remain 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 at each sale 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 $500 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 fee and the expense of any litigation which may arise on 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 H L Findall 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 power 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 B J Farrar