property with all improvements, fixtures and appurtenances situated in Davidson County, Tennessee, described as follows, viz: Lots Nos 18, 19, and West 23 feet of Lot No. 20 of Shelby's 1st Addition to Edgefield, (now East Nashville), see plan in Book 12, page 52 ex, Register's Office, Davidson County, Tennessee, beginning at a point on North side of Main Street 100 feet East of Cottonwood Street, running thence Northwardly 210 feet to an alley; thence East with said alley 123 feet to the Hamblen Property; thence South with the line of said Hamblen Property 210 feet to Main Street; thence West with the line of said Main Street, 123 feet to the beginning; Being the same property conveyed to said J.B. Hayes, by deed of G.K. Whitworth Clerk & Master, filed for record Sept 6th, 1894 and recorded in Book 189 page 381, Register's Office Davidson County, Tennessee. To have and to hold to the said H.C. Hensley General Manager and successors in office of the Nashville Trust Company, and assigns forever, in fee simple; We covenant that we are lawfully seized of said Property, have a good right to convey it, and that the same is unincumbered. We further covenant and bind ourselves our heirs and representatives, to warrant and defend the title thereto, and every part thereof, to said H.C. Hensley General Manager, and successor in office of the Nashville Trust Company, and assigns, against the lawful claims of all persons. The purpose of this conveyance is as follows: The said J.B. Hayes and wife Laura H. Hayes are indebted to the Nashville Trust Company as follows: In the sum of Sixteen Hundred Dollars ($1600.00) evidenced by their promissory note of even date herewith for Sixteen Hundred Dollars ($1600.00) and due three (3) years from date; Also six (6) interest notes of even date herewith for Forty Eight Dollars ($48.00) each; one due six months from date; One due twelve months from date; One due Eighteen months from date; One due twenty four months from date; one due thirty months from date; and One due thirty six months from date: We desire to secure and make certain the payment of said debt, and of any and all renewals of notes given therefor. Now, therefore, we J.B. Hayes and wife (Laura H. Hayes) agree and bind ourselves that so long as any part of the debt aforesaid shall remain unpaid we will pay all taxes and assessments against said property promptly when due. Will insure the buildings on said property for not less than $2000 against fire, and $ against storm, in some insurance

Company or Companies to be approved by the Nashville Trust Company and to have said policies made payable to it as further security for said debt. Will protect the improvements upon said property by proper repairs, and maintain them in good repair and condition. Will pay such expenses and fees as may become necessary or be incurred in the protection of the property, and the maintenance and execution of this trust. Will not do, permit or suffer any act or thing whatever whereby the security herein conveyed might or could be impaired. The Trustee may, at his discretion, advance and pay such sums as may be proper to satisfy taxes, maintain insurance and repairs and protect and preserve the property, and such amounts so paid with interest thereon, shall be held and treated and paid as part of the expenses of administering this trust. If said J.B. Hayes and wife (Laura H. Hayes) shall pay and discharge said obligations and interest, and shall pay such sums as shall be necessary to discharge taxes and maintain insurance and repairs and the costs, fees and expenses of making, enforcing and executing this trust, when they shall be severally due and payable, then this conveyance shall become void, and the legal title to the said property shall vest in said J.B. Hayes and wife (Laura H. Hayes), but if said J.B. Hayes and wife (Laura H. Hayes) shall fail to pay said debt, or any installment of interest thereon, or fail to pay any sum necessary to satisfy and discharge taxes, or to maintain insurance or repairs, or the necessary expense of protecting the property and executing this trust, and such default shall continue for 10 days after demand made by the Trustee for said amounts or any of them then the said debt herein secured, shall, at the option of the owner thereof, become immediately due and payable, Principal and interest, and said H.C. Hensley General Manager, and successors in office of the Nashville Trust Company is hereby authorized and empowered to enter and take possession of said property and before or after entry to advertise the sale of said property for 20 days, by weekly notices in some newspaper published in Nashville, Tennessee, and sell the same for cash to the highest bidder, free from the equity of redemption, homestead, dower, and all other exemptions, all of which are hereby expressly waived, and said H.C. Hensley General Manager, and successors in office, of the Nashville Trust Company, shall execute a conveyance to the purchaser in fee simple, and deliver possession to the purchaser, which shall be the said J.B. Hayes