Elmore Holt et ux
To
D. F. Wilkin
Trustee

Registered October 7th 1899.

For and in Consideration of One Dollar to us in hand paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, We Elmore Holt and wife Eleanora Holt of the county of Davidson and state of Tennessee have this day bargained and sold, and do hereby transfer and convey to D. F. Wilkins Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to-wit: Being two lots of plan No 1 of West Nashville The first being Lot No 710 in said plan, said lot fronts 25 feet on the South side of Alabama Avenue, and runs back between parallel lines 150 feet to a 25 foot alley and fronts 25 feet on said alley, the North East Corner of said lot is 110 feet from the South West corner of Seventh Street and Alabama Avenue and is the same lot conveyed to us jointly by the Nashville Land Improvement Company by deed registered in the R.O.D.D. in Book No 236 page 196 to which special reference is had.

Also Lot No. 712 adjoining said Lot No. 710 aforesaid in said plan No. 1 which plan of West Nashville is registered in Book No. 57 pages 74 & 75 R.O.D.D. fronting 25 feet on Alabama Avenue and running back 150 feet to the alley above mentioned. Both said Lots aforesaid are in Block 91 of said plan aforesaid. Said last described lot No. 712 being the same conveyed to us by deed of M. F. Combs and wife Cordelia Combs by deed registered in the R.O.D.D. aforesaid in Book No. 226 page 181 to which special reference is also had.

To Have and to Hold said property to the said D. F. Wilkins 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 ourselves our heirs and representatives to warrant and defend the title to said property to the said D. F. Wilkins 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: The said Elmore Holt is indebted to J. C. Eckhardt of said County and State aforesaid in the sum of Eleven Hundred Dollars ($1100.00) money this day borrowed from him evidenced by his six promissory notes all bearing even date herewith due respectively one, two, three, four, five, and six years after date each for the sum of Two Hundred and Twenty one 83/3/100 Dollars ($221 83/100) the interest on all the notes at six per cent from date till the maturity of each being added up and divided equally among all the notes so as to make the payments equal each year.

Now, if We Elmore Holt and wife or either of us shall pay the 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 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 thirty days' notice, by weekly publication in some newspaper published in Davidson County, Tennessee, to sell said property at the Courthouse 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 $ Good 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 attorney's 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 thereon remaining unpaid; third, the residue to be paid to us or our 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 D. F. Wilkins Trustee shall be vested in said successor. This 26 day of September 1899

Mr Elmore Holt
Mrs Eleanora Holt

{25¢ Rev. Stamps}

State of Tennessee, Davidson County } Personally appeared before me James Chamberlin, a Notary Public in and for said County and State the within named Elmore Holt and wife Eleanora Holt the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And Eleanora Holt wife of the said Elmore Holt having appeared before me, privately and apart from her husband the said Eleanora Holt acknowledged the execution of the 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 26th day of September 1899.

Read Sept 30th 1899 at 9 20 A.M.

James Chamberlin
Notary Public

Attest J. C. Eckhardt Reg.

Paid all taxes and I release all liens or claim on the within property held by above Trust July 31-1901. J. C. Eckhardt

Chas D. Williams et ux
To
Patrick Breen

Registered October 7th 1899

For and in Consideration of One Dollar to us paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, We Chas D. Williams and wife Sadie Williams have this day bargained and sold, and do hereby transfer and convey to Patrick Breen, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to-wit: Twenty five (25) feet off the rear end of lot No. 23 in Bilbo addition heretofore conveyed to Elzy Williams by W. H. Bilbo, par the description see Book 21 page 142 R.O.D.D. said lot 23 begins at the intersection of Factory and an unnamed St. running North & South, said lot 23 fronts fifty (50) ft. on the unnamed St running from the corner of said St. West along Factory St. one hundred and fifty (150) ft. to an alley seven (7) ft. and nine (9) inches in width thence North along said alley fifty (50) ft. to A. A. Fishers line thence East with said line one hundred and fifty (150) feet to the beginning this twenty five (25) ft. in off the rear of the above described lot 23, said lot begins at a point twenty five (25) ft. East of the seven (7) foot alley and runs West along Factory St. twenty five (25) ft. to the alley seven (7) ft. nine (9) inches wide, thence along said alley to A. A. Fisher line fifty (50) ft. thence along said line twenty five (25) ft. to a corner thence South fifty (50) ft. to the beginning.

To Have and to Hold said property to the said Patrick Breen, 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 ourselves, our heirs and representatives to warrant and defend the title to said property to the said Patrick Breen, 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 indebted to Mrs J. M. Harris in the sum of Sixty Nine Dollars & Ninety cents $69.90 as evidenced by our promissory note of even date hereof payable to the order of the said Mrs J. M. Harris, one year after date without interest till after maturity and this conveyance is made to secure the payment of the same. This is the second mortgage made by us to Patrick Breen upon this property, the first being to secure notes amounting to $216.00 which are still unpaid.

Now, if Chas D. Williams and wife 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 they fail to pay the said sum of money when due as aforesaid, or any part 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 thirty days' notice, by 4 weekly publication in some newspaper published in Davidson County, Tennessee, to sell said property at the Courthouse 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 attorney's 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 thereon remaining unpaid; third, the residue to be paid to us 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 Patrick Breen shall be vested in said successor. This 20 day of September 1899

Chas D. Williams
Mrs Sadie Williams

State of Tennessee, Davidson County } Personally appeared before me Geo T. Robinson, a Notary Public in and for said County and State the within named Chas D. Williams and wife Sadie Williams the bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained And Sadie Williams wife of the said Chas D. Williams, having appeared before me, privately and apart from her husband, the said Sadie Williams acknowledged the execution of the 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 20 day of September 1899.

Read Oct 2nd 1899 at 9 20 A.M. Geo T. Robinson Notary P