NUMBER,,,12300....MRS. ADA PARRISH, TO J.R.GARRETT,TR RECORDED APRIL,30,1927.

KNOW ALL MEN BY THESE PRESENTS, That MRS. ADA PARRISH,

of the County of Davidson, State of Tennessee, for and in consideration of the sum of One Dollar to HER, in hand paid, the receipt whereof is hereby acknowledged have bargained, sold and conveyed, and by these presents do hereby transfer and convey to ~~C.W.CRIGG~~ J.R.GARRETT, Trustee, the Secretary of the Nashville Building and Loan Association, a corporation under the laws of the State of Tennessee having its situs at Nashville, Tennessee, his successors in said office of Secretary, and assigns, the following described property in the County of DAVIDSON, and State of Tennessee, to-wit:

BEING LOT NO,6,IN THE UNRECORDED SUBDIVISION,OF SOUTHERLY PART OF LOT NUMBER,81,IN THE PLAN OF LOCKELAND,OR CHADWELL,HOME PLACE,TO EAST NASHVILLE,OF RECORD IN PLAN BOOK,NO,57,PAGE,135, R.O.D.C.TENNESSEE,ACCORDING TO A PLAN OF THE EXTENTION OF GARTLAND AVENUE THROUGH LOT NO,81, IN SAID PLAN RECORDED INTHE R.O.D.C.TENN,IN PLAN BOOK,547,PAGE,104,;SAID LOT NO,6,IN THE ABOVE BEGINNING ON THE SOUTHERLY MARGIN OF GARTLAND AVENUE,AS EXTENDED 250 FEET FROM THE WESTERLY MARGIN OF 17TH,STREET,RUNNING THENCE WEST ALONG THE SOUTHERLY MARGIN OF GARTLAND AVENUE,AS EXTENDED 50 FEET,THENCE AT RIGHT ANGLES SOUTHERLY BETWEEN PARALLEL LINES WITH THE WEST MARGIN OF LOT NO,5,135 FEET TO THE NORTHERLY MARGIN OF AN ALLEY,THENCE WESTERLY ALONG THE NORTHERN MARGIN OF SAID ALLEY,50 FEET,THENCE AT RIGHT ANGLES BETWEEN PARALLEL LINES WITH THE WEST MARGIN OF LOT NO,6,135 FEET NORTHERLY TO THE BEGINNING.

TO HAVE AND TO HOLD the aforesaid lands with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to said Trustee and his successors in office and assigns forever. And the said MRS. ADA PARRISH, for HER, heirs, executors, and administrators, do covenant and agree to and with said Trustee and his successors and assigns, as hereinafter provided, that IS, lawfully seized in fee of the afore granted land and premises; that the same are free from all incumbrances; that SHE HAS a good right to sell and convey the same to said Trustee as aforesaid, and that SHE will warrant and forever defend the title to the before-granted land and premises against the lawful claims of all persons whomsoever.

The said ~~C.W.CRIGG~~ J.R.GARRETT,, Trustee, is the Secretary of said Nashville Building and Loan Association, and he shall remain the Trustee under the provisions of this deed, and the title to the within conveyed land shall be vested in him only so long as he may be such Secretary; and whenever any other person shall become the Secretary of said Association, such person shall thereupon automatically become the Trustee under the provisions of this instrument, and the title to the within conveyed land for the purposes of the trust herein declared shall immediately vest in him, without any writing or deed of conveyance, with all of the powers, duties, privileges and exemptions herein granted and conferred upon the Trustee herein named. But in the event of removal, refusal, or inability to act, or any Trustee hereunder while he is such Secretary, the said Association shall have full power to appoint by instrument of writing a Trustee in his place, with all the powers and immunities herein granted to, and vested in, the said ~~C.W.CRIGG~~ J.R.GARRETT,,

But the following Conveyance is made in Trust for the following uses and purposes, to-wit:

Whereas, the said MRS. ADA PARRISH,

member and shareholder of said Nashville Building and Loan Association, having subscribed for and received from it as such member, under the charter, constitution and by-laws of said Association, as the same now exist or as they may be modified or changed hereafter, FIFTY, shares, as evidenced by certificate No. 1034, dated the 11TH, day of APRIL, 192 7M the said MRS. ADA PARRISH, IS

liable to said Association for a monthly payment of dues on said shares of TWELVE AND 50/100, Dollars ($ 12.50,), payable on the first day of each and every month, hereafter until said shares shall have attained their full or par value, or shall have been cancelled.

AND WHEREAS, the said MRS. ADA PARRISH,

being desirous of obtaining in advance the full or maturity value of the said 50, shares, to-wit, the sum of TWENTY FIVE HUNDRED,,AND NO/100, Dollars ($ 2500.00,), did at the ~~regular~~ meeting of the Board of Directors of said Association, held at its office on the 15TH, day of APRIL, 192 7, bid as a premium for said advance on said FIFTY, shares the sum of FIFEEEN(15¢), cents per share, per month, and IS, therefore liable to said Association for a monthly installment premium amounting to SEVEN AND 50/100, Dollars ($ 7.50,), payable on the first day of each and every month hereafter until said shares are matured or cancelled.

AND WHEREAS, said Nashville Building and Loan Association has advanced and paid to the said MRS. ADA PARRISH, the sum of TWENTY FIVE HUNDRED AND NO/100, Dollars ($ 2500.00,), in cash being the maturity or full face value of the said FIFTY, shares, the said MRS. ADA PARRISH, IS, liable to said Association and agree to pay the said Association the sum of TWELVE AND 50/100, Dollars ($ 12.50,) on the first day of each and every month hereafter, until said shares are matured or cancelled, being interest at six per centum per annum on said advance payment of TWENTY FIVE HUNDRED & NO/100 Dollars ($ 2500.)

Said MRS. ADA PARRISH,

agree S to keep the houses and improvements on the land herein conveyed insured against loss or damage by fire and windstorm for the benefit of the Association in a policy of insurance to be approved by the Board of Directors of said Association, and said policy and all renewals thereof shall be deposited with said Association at its office in Nashville, Tennessee.

Said MRS. ADA PARRISH,

agree to pay all taxes and legal liens and charges of every kind assessed against said property when the same become due; and upon HER, failure to pay all taxes and legal liens and charges, when due, or to keep up and maintain such policy of insurance as above provided, the grantors herein agree that said Association may pay all such, and procure such insurance; and the amount paid out by it for such purposes, together with legal interest thereupon, shall be secured by this deed of trust in the same manner and form as the principal indebtedness herein mentioned.

NOW, THEREFORE, if the said MRS. ADA PARRISH,

shall faithfully pay said monthly installment dues, premium and interest when the same become due as herein provided, and shall keep said houses and improvements insured and shall pay all taxes assessed against said property as herein provided and any other legal lien and charges against said property until said charges are fully paid up and matured, then this conveyance shall become void and said Trustee shall immediately reconvey the property above described to the grantor herein at said grantor's expense, and the said shares shall be cancelled and cease to exist for any and all purposes.

But, if the said MRS. ADA PARRISH,

shall at any time before said shares are paid up or matured fail to pay any monthly installment of dues, premium or interest, as herein before provided, and shall allow same to remain in default six months, or shall fail to keep said houses and improvements insured as aforesaid, or to pay the taxes assessed against said property, and legal liens and charges aforesaid or shall fail strictly to observe and conform to all and singular the agreements and stipulations herein contained, as well as the provisions of the constitution and by-laws of said Association as they now exist, or as they may be hereafter changed or modified, then said Trustee, or his successor, as herein provided, may immediately, after having advertised the time, place and terms of sale, once a week for four successive weeks, by publication in some newspaper published in Nashville, Tennessee, exposed at public auction the above described property, and sell the same to the highest bidder for cash, execute proper deed of conveyance to the purchaser, and appropriate the proceeds of said sale; first to the payment of the costs and expenses of executing this trust, including reasonable attorney's fee, and the fees of an auctioneer, if one is employed to make the sale, and the Trustee is hereby empowered to employ an auctioneer if he deems same necessary; second, to the payment to said Association of TWENTY FIVE HUNDRED AND NO/100, Dollars, ($ 2500.), being the full or paid-up value of said shares, together with all unpaid dues, premium and interest accrued and in arrears, together with all moneys which the said MRS. ADA PARRISH, may then owe said Association on account of money advanced to pay taxes or insurance premiums, less the value of the said shares as shown by the books of said Association at the time of sale, and the residue, if any there be, he shall pay to the said MRS. ADA PARRISH, HER, representatives or assigns.

In case of sale hereunder, the said MRS. ADA PARRISH, hereby waive and convey all right and equality or redemption, or repurchase of said property, and agree that the purchaser shall have an absolute fee simple title, and from the conveyance of said property by said Trustee, by the delivery of the deed to the purchaser, said MRS. ADA PARRISH,

and all persons holding under HER, shall be and become the tenants at will of the purchaser, holding from month to month at a rental of $ per month, payable to said purchaser monthly in advance, commencing with the day of the delivery of the deed; the said tenancy to be determined at the option of said purchaser upon ten days' notice prior to the expiration of any month.

The oath and bond of the said Trustee or his successors are hereby expressly waived.

It is expressly agreed and understood that, in the event of sale hereunder, said Nashville Building and Loan Association shall be competent to bid on and buy said property at such sale.

IN WITNESS WHEREOF, the said MRS. ADA PARRISH,, has hereunto set HER, Hand and seal this 11TH, day of APRIL, 192 7.

MRS. ADA PARRISH. (Seal)
(Seal)
(Seal)
(Seal)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, ANNIE F.WILKERSON, a Notary Public in and for said County and State, duly commissed and qualified, MRS. ADA PARRISH,, the within named bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purpose therein contained. And , wife of the said having appeared before me privately and apart from husband the said the said said instrument to have been done by freely, voluntarily and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.

WITNESS my hand and Notarial seal, at office, this 11TH, day of APRIL,, 1927.

(SEAL) ANNIE F.WILKERSON,
COM. EXPIRES,OCT,10,1930. Notary Public.

RECD.. APRIL,19,1927 AT 3:32 P.M.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, duly commissed and qualified, the within named bargainor, with whom I am personally acquainted, and acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial seal, at office, this day of 192

Notary Public.