Now, if I, THE SAID MARION HELEN GRAMMER 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 I fail to pay the said sums of money when due, as aforesaid, or any part of said sums, according to the terms above expressed, then, all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and 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 publication in ANY NEWSPAPER, DAILY OR XXX WEEKLY 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. I agree that the Trustee may, at any time after default in payment of principal or interest, as each fall due, respectively, enter and take possession of said property, and shall only account for net rents received by him. And I agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ 2,000 FIRE $1,000 WINDSTORM until the sum herein secured is fully paid, and to have the loss made payable on the policy to the 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 attorney's fees and the expenses 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 MARION HELEN GRAMMER 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 HUGH OGILVIE, Trustee, shall be vested in said successor. In the event of a sale of said property under and by virtue of this trust, the said MARION HELEN GRAMMER and all persons holding under HER shall be and become the tenants at will of the purchaser of the same from and after the execution and delivery of a deed to said purchaser, said tenancy to be determined at the option of said purchaser upon a five days' written notice.

It is further agreed that the said trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 11TH day of OCTOBER, 1937. MARION HELEN GRAMMER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARTHA L. BARTH, a Notary Public in and for said County and State, the within-named MARION HELEN GRAMMER, AN UNMARRIED WOMAN the bargainor, ~, with whom I am personally acquainted, and who acknowledged, that SHE executed the within instrument for the purposes therein contained. And X, of said, having appeared before me privately and apart from husband, the said acknowledged the execution of the 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 official seal, at Nashville, Tennessee, this 11TH DAY OF OCT, 1937.

My commission expires JULY 2 1939 (Seal) MARTHA L. BARTH, Notary Public.

Received OCT 13, 1937 AT 3:04 P.M.

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For and in Consideration of One Dollar to US paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, H.P. MCCLURKAN AND WIFE, HELEN R. MCCLURKAN, AND MRS. VELMA SIMPSON (FORMERLY VELMAN WALDEN) AND HUSBAND, A.L. SIMPSON have this day bargained and sold, and do hereby transfer and convey, to VELMAN SIMPSON & HUSBAND A.L. SIMPSON Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, ~~XXXXXXXXXXXXXXXXXXXXXXX~~ X

THE LOT AND HOUSE AT 1514 PARISH AVENUE, NASHVILLE, TENNESSEE, HEREIN BELOW DESCRIBED ABSOLUTELY IN FEE; AND WE WARRANT THAT WE HAVE GOOD TITLE TO THE SAME, EXCEPT THE LIENS HEREIN PROVIDED FOR; THIS BEING THE SAME PROPERTY CONVEYED BY DEED IN BOOK 936 PAGE 793 OF R.O.D.C. BY H.P. MCCLURKAN AND WIFE AND MRS. ADDIE MCCLURKAN, TO H.P. MCCLURKAN AND ~~WIFE, AND MRS. ADDIE MCCLURKAN, TO H.P. MCCLURKAN~~ AND MRS. VELMA MCCLURKAN WALDEN.

AND WE, MRS. VELMA SIMPSON AND HUSBAND A.L. SIMPSON, IN CONSIDERATION OF THE TITLE ABOVE MADE TO US, AND TO PAY AN AGREED AMOUNT OF THE MORTGAGE NOW ON SAID PLACE, PLUS COST OF REFINANCING, DO HEREBY TRANSFER AND CONVEY UNTO NOAH W. COOPER, TRUSTEE CERTAIN PROPERTY IN NASHVILLE, TENNESSEE, BT BEING A FRAME RESIDENCE AND LOT AT CITY NO. 1514 PARIS AVENUE; FRONTING 62½ FEET ON THE NORTH SIDE OF PARIS AVENUE, AND RUNNING BACK BETWEEN PARALLEL LINES NORTHERLY 133½ FEET TO AN ALLEY; IT BEING THE SAME DEEDED US ABOVE STATED; AND THE SAME DEEDED BY H.P. MCCLURKAN AND WIFE AND MRS. ADDIE MCCLURKAN TO H.P. MCCLURKAN AND MRS. VELMA MCCLURKAN WALDEN BY DEED OF RECORD IN BOOK 936, PAGE 793 OF R.O.D.C., TENNESSEE; IT BEING LOT 54 IN VICTORIA PLACE AS PER PLAN IN BOOK 332, PAGE 10, R.O.D.C.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 26 day of June 1950.

Attest: J. P. Wilson DEPUTY REGISTER

To Have and to Hold said Property to the Said NOAH W. COOPER, 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 AND OUR heirs and representatives, to warrant and defend the title to the said property to the said NOAH W. COOPER, 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:

WE, MRS. VELMA SIMPSON AND HUSBAND A.L. SIMPSON, HAVE AGREED TO PAY THE METHODIST BENEFOVENT ASSOCIATION AS A PART OF THE REFINANCING AGREEMENT BETWEEN SAID ASSOCIATION AND THE MCCLURKANS AND OURSELVES THE SUM OF $3,267.00 AS EVIDENCED BY OUR 60 JOINT PROMISSORY NOTES FOR $32.00 EACH, EACH NOTE HEAVING IN IT THE see INTEREST TO DATE OF ITS PAYMENT ON THE $3,267.00 OR ITS UNPAID BALANCE, WITH ~~AEL~~ SAID 60 NOTES DATED OCTOBER 1, 1937; THE FIRST DUE ONE MONTH AFTER DATE; AND THE OTHERS DUE ONE ON THE FIRST OF EACH MONTH IN REGULAR SUCCESSION; THESE NOTES BEARING NO INTEREST EXCEPT AFTER MATURITY; AND ALSO ONE PRINCIPAL NOTE FOR $2,173.30 PLUS INTEREST ON SAME FOR ONE MONTH OF $10.85, MAKING THIS NOTE FOR $2,184.15 AND DUE 61 MONTHS AFTER DATE, THIS BEING THE BALANCE OF THE $3,267.00 NOT INCLUDED IN SAID 60 NOTES.

WE, EXECUTED THIS TRUST DEED TO SECURE THE PROMPT PAYMENT OF ALL SAID NOTES.

IN CASE OF FORECLOSURE UNDER THIS INSTRUMENT, OATH, BOND AND INVENTORY OF TRUSTEE IS HEREBY WAIVED.

X such portions of the principal as to make the note equal $32.00 all