NUMBER 87456 RECORDED OCT. 17, 1942

JENNIE B. PEEK ET AL -TO- J. P. BALTZ

WHEREAS, BY DECREE OF THE CHANCERY COURT OF DAVIDSON COUNTY, PART TWO, IN THE CASE OF JENNIE BRENT PEEK VS. MARTHA PEEK, ET AL., RULE NO. 58663, SAID DECREE BEING OF RECORD IN MINUTE BOOK 46, PAGE 128, I, JENNIE BRENT PEEK, WAS AUTHORIZED TO CONVEY CERTAIN REAL ESTATE HEREINAFTER DESCRIBED:

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF TWO THOUSAND FOUR HUNDRED FIFTY-SIX ($2,456) DOLLARS, OF WHICH TWO HUNDRED FIFTY ($250) DOLLARS HAS BEEN PAID IN CASH BY JOHN P.BALTZ, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF TWO THOUSAND TWO HUNDRED SIX ($2,206) DOLLARS, THE SAID JOHN P. BALTZ, HAS EXECUTED NINE NOTES OF EVEN DATE HEREWITH, THE FIRST EIGHT BEING IN THE FACE AMOUNT OF TWO HUNDRED FIFTY ($250) DOLLARS, AND THE LAST BEING FOR TWO HUNDRED SIX ($206) DOLLARS, THE FIRST OF SAID NOTES FALLING DUE ON OR BEFORE SIX MONTHS FROM DATE, AND THE REMAINING NOTES FALLING DUE,ONE ON OR BEFORE EACH SIX MONTHS THEREAFTER, CONSECUTIVELY, ALL OF SAID NOTES BEARING SIX PER CENT INTEREST FROM DATE, AND PROVIDING FOR PAYMENT OF COSTS AND ATTORNEYS' FEES , AND TO SECURE THE PAYMENT OF SAID NOTES,PRINCIPAL , COSTS AND INTEREST AND ATTORNEY' S FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED. I JENNIE BRENT PEEK, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO said JOHN P. BALTZ, HIS HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY TENNESSEE, AS FOLLOWS;

LAND IN THE 3D CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING ALL OF THE WOODS LOT NO.5, AND THE EAST PART OF LOT NO.8 ON THE PLAN OF THE LANDS OF WM. G.M. CAMPBELL, OF RECORD IN BOOK 9, PAGE 337, AND BOOK 843, PAGE 30, OF THE REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT NO.8 ON SAID PLAN 861.1 FEET MORE OR LESS EAST OF SPENCE LANE OR MONTROSE AVENUE,THENCE NORTH 1° 55' EAST 1182.7 FEET TO AN IRON POST IN THE CENTER LINE OF AN AVENUE: THENCE WITH THE CENTER LINE OF SAID AVENUE SOUTH 86° EAST 512.7 FEET TO AN IRON POST, THE COMMON CORNER OF LOTS NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN LOTS NOS. 5 AND 6 SOUTH 2° 22' WEST 834 FEET TO AN IRON PIN; THENCE SOUTH 72° 40' WEST 251.7 FEET TO AN OAK TREE; THENCE SOUTH 3° 30' WEST 213.4 FEET TO A POINT; THENCE SOUTH 80° WEST 124.6 FEET TO A STAKE; THENCE SOUTH 85° 05' WEST 167.3 FEET MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 12.28 ACRES MORE OR LESS.

BEING PART OF THE PROPERTY VESTED IN JENNIE BRENT PEEK FOR LIFE WITH REMAINDER TO HER FOUR CHILDREN, MARTHA PEEK, JAMES PEEK, ROBERT PEEK AND THOMAS PEEK,BY DECREE OF THE CHANCERY COURT ENTERED MARCH 14, 1939, IN MINUTE BOOK 39, PAGE 355, IN THE CAUSE AND STYLE OF JENNIE BRENT PEEK VS. JAMES E. PEEK , UNDER RULE NO.53516 OF SAID COURT.

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH THE APPURTENANCES, ESTATE,TITLE AND INTEREST THERETO BELONGING TO THE SAID JOHN P.BALTZ, HIS HEIRS AND ASSIGNS, FOREVER, I, COVENANT THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID REAL ESTATE,HAVE A GOOD RIGHT TO CONVEY IT, UNDER THE TERMS OF THE DECREE AFORESAID,AND THAT THE SAME IS UNENCUMBERED

I , FURTHER COVENANT AND BIND MYSELF, MYHEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID REAL ESTATE TO THE SAID JOHN P. BALTZ , HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS. AND NOW FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY SECURING THE PAYMENT OF SAID LIEN NOTES,AND RENDERING UN NECESSARY COURT PROCEEDINGS FOR THE ENFORCEMENT OF SAID LIEN I. THE EVENT OF THE NON PAYMENT OF SAID NOTES, AS THEY MAYTURE , AS HEREINAFTER PROVIDED, AND FOR THE CONSIDERATION OF ONE DOLLAR TO ME IN HAND PAID, I, THE SAID JOHN P. BALTZ, DO HEREBY TRANSFER AND CONVEY

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 27 day of ... 19..

NASHVILLE TRUST CO.
By ... and Agt.

Attest: M. M. Linder DEPUTY REGISTER

UNTO K.HARLAN DODSON, JR., TRUSTEE , HIS SUCCESSORS, AND ASSIGNS, THE REAL ESTATE HEREIN BEFORE DESCRIBED WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING FOR THE PURPOSES AFORESAID ONLY.

NOW IF I, THE SAID JOHN P. BALTZ, SHALL PAY THE NOTES AFORESAID,WHENDUE ACCORDING TO THEIR TERMS AND PAY THE TAXES THEN THIS TRUST CONVEYANCE SHALL BE OF NO FURTHER FORCE OR EFFECT. BUT IF I FAIL TO PAY ANY ONE OF SAID NOTES OR PART THEREOF, PROMPTLY AT MATURITY, OR IF, FAILING TO PAY TAXES AS HEREIN PROVIDED, I FAIL TO REIMBURSE THE TRUSTEE OR LAWFULOWNER AND HOLDER OF SAID NOTES FOR ALL SUMS,WITH INTEREST, SO EXPENDED BY SAID TRUSTEE OR LAWFUL OWNER AND HOLDER OF SAID NOTES WITHIN THIRTYDAYS FROM DATE OF SUCH PAYMENT, THIS TRUST CONVEYANCE SHALL REMAIN IN FULL FORCE AND EFFECT, AND AT THE OPTION OF THE LAWFUL OWNER AND HOLDER OF SAID NOTES, OR ANY OF SAID NOTES THEN PAST DUE AND UNPAID, ALL REMAINING UNPAID NOTES SHALL BECOME DUE AND PAYABLE AT ONCE WITHOUT NOTICE AND THE SAID TRUSTEE, OR HIS SUCCESSOR IN TRUST IS HEREBY AUTHORIZED AND EMPOWERED , UPON GIVING TWENTY DAYS' NOTICE BY THREE PUBLICATIONS IN ANY NEWSPAPER DAILY OR WEEKLY, PUBLISHED IN DAVIDSON COUNTY,TENNESSEE. TO SELL SAID PROPERTY AT THE FRONT DOOR OF THE COURT HOUSE IN SAID COUNTY TO THE HIGHEST BIDDER FOR CASH AT PUBLIC OUTCRY, 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 AND EMPOWERED TO EXECUTE AND DELIVER A DEED TO THE PURCHASER. THE CREDITTOR MAY BID AT ANY SALE UNDER THIS TRUST CONVEYANCE.

I, AGREE, THAT THE TRUSTEE MAY, AT ANY TIME AFTER DEFAULT IN THE PAYMENT OF ANY ONE OF SAID NOTES, ENTER AND TAKE POSSESSION OF SAID PROPERTY,AND SHALL ONLY ACCOUNT FOR THE NET RENTS ACTUALLY RECEIVED BY HIM.. I FURTHER AGREED THAT, IN THE EVENT THE TRUSTEE FAILS, BEFORE SELLING SAID PROPERTY, AS HEREIN PROVIDED, TO ENTER AND TAKE POSSESSION THEREOF, THE PURCHASER SHALL BEENTITLED TO IMMEDIATE POSSESSION THEREOF UPON THE DELIVERY TO HIM BY THE TRUSTEE OF A DEED FOR SAID PROPERTY.IN CASE OF SALE HEREUNDER, THE PROCEEDS WILL BE APPLIED BY THE TRUSTEE AS FOLLOWS;

IST . TO THE PAYMENT OF COSTS CHARGES AND EXPENSES OF EXECUTING THIS CONVEYANCE AND ENFORCING SAID LIEN AS HEREIN PROVIDED, ALSO REASONABLE ATTORNEYS FEES FOR ADVICE IN THE PREMISES, OR FOR INSTITUTING OR DEFENDING ANY LITIGATION WHICH MAY ARISE ON ACCOUNT OF THE EXECUTION OF THIS CONVEYANCE, OR THE ENFORCEMENT OF SAID LIEN ALSO THE EXPENSES OF ANY SUCH LITIGATION.

2ND, TO THE PAYMENT OF ALL TAXES WHICH MAY BE UNPAID ON SAID PREMISES

3RD, TO THE PAYMENT OF ALL UNPAID NOTES HEREIN SECURED,AND ANY AND ALL SUMS EXPENDED IN THE PROTECTION OF SAID PROPERTY, AS HEREIN AUTHORIZED.

4TH THE RESIDUE, IF ANY, WILL BE PAID TO JOHN P.BALTZ. HIS REPRESENTATIVES, OR ASSIGNS,

IN CASE OF THE DEATH, ABSENCE ,INABILITY OR REFUSAL TO ACT OF SAID TRUSTEE AT ANY TIME WHEN ACTION UNDER THE FOREGOIN POWER AND TRUSTS MAY BE REQUIRED, THE LAWFUL OWNER AND HOLDER OF SAID LIEN NOTES, OR, IF MORE THAN ONE, THEN OF THE FIRST- MATURING UNPAID NOTE, IS HEREBY AUTHORIZED AND EMPOWERED TO NAME AND APPOINT A SUCCESSOR TO EXECUTE THIS TRUST BY AN INSTRUMENT IN WRITING TO BE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE TITLE HEREIN CONVEYED TO K. HARLAN DODSON JR, TRUSTEE, SHALL BE VESTED IN SAID SUCCESSOR.

J.C. DALE JR. CLERK AND MASTER JOINS IN THIS DEED PURSUANT TO THE DECREE HERETOFORE MENTIONED FOR THE PURPOSE OF MORE EFFECTIVELY BINDING AND CONVEYING THE INTERESTS OF THE MINIOR DEFENDANTS IN SAID CAUSE, AND FOR NO OTHER PURPOSE WHATSOEVER, AND MAKES NO WARRANTIES HEREIN