ADDRESS OF NEW OWNERS
William L. Morris and
Nick L. Morris
2816 White Oak Drive
Nashville, Tennessee

SEND TAX BILLS TO:
William L. Morris and
Nick L. Morris
2816 White Oak Drive
Nashville, Tennessee

Map-Parcel Numbers
Map. 103-03
Parcel No. 46
21 W 1864

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D E E D

This indenture by and between Margaret K. Morris, hereinafter called grantor and William L. Morris and Nick L. Morris, hereinafter called grantees, WITNESSETH THAT

For and in consideration of the sum of Ten ($10.00) Dollars paid by grantees to grantor, receipt of which is hereby acknowledged, and in further consideration of the agreement hereinafter set forth, to secure the payment of which a lien is expressly retained on the interest in the land herein conveyed; grantor, Margaret K. Morris, has this day bargained and sold and does by these presents transfer and convey unto the said William L. Morris and Nick L. Morris, grantees, their heirs and assigns all of her right, title and interest, the same being an undivided one-half interest, in and to the following described tract of land situated in Davidson County, Tennessee:

> Being lot No. 4 and the West 30-1/2 feet of lot No. 3 on the Map of Geo. Shields Plan of Lot No. 53 of Boyd's Cockrill Spring Tract, as of record in Book 57, page 45, Register's Office for said County, Said lot and part of said lot adjoin and front together 93 feet on the south side of West End Avenue, formerly Richland Turnpike, and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Louis B. Morris by deed from the Broadway National Bank of Nashville, Tennessee, Trustee, of record in Book 1874, page 127, Register's Office for Davidson County, Tennessee, an undivided one-half interest of which was devised to grantor and a one-fourth undivided interest in which was devised to each of grantees by the Last Will and Testament of Louis B. Morris of record in Will Book 77, page 303, Probate Court Clerk's Office for Davidson County, Tennessee.

To have and to hold said interest in said tract of land with the appurtenances, estate, title and interest thereto belonging, to the said William L. Morris and Nick L. Morris, their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said interest in said land and has a good right to convey the same.

Frantor further covenants and binds her heirs and representatives to warrant and forever defend the title to said interest in said land to the said William L. Morris and Nick L. Morris, their heirs and assigns against the lawful claims of all persons.

In consideration of the foregoing conveyance and covenants made by grantor, grantees agree jointly and severally to pay to grantor the sum of Two Hundred Fifty ($250.00) Dollars per month during grantor's life, the first payment being due on the 20th day of June, 1965, and subsequent installments in the same amount being due monthly thereafter on the 20th day of each month during grantor's life.

And now for the purpose of better and more effectually securing the payment of said monthly payments of Two Hundred Fifty ($250.00) Dollars each to grantor, and rendering unnecessary court proceedings for the enforcement of said lien in the event of non-payment of said monthly payments as they become due, as hereinafter provided, and for the consideration of one dollar ($1.00) paid by grantor to grantees, receipt of which is hereby acknowledged, we, William L. Morris and wife Mary A. Morris and Nick L. Morris, and wife Virginia A. Morris, do hereby transfer and convey unto Sam Hirshberg, Trustee, his successors and assigns the one-half undivided interest in the real estate hereinabove described, with the appurtenances, estate, title and interest thereto belonging, for the purposes herein set forth.

Grantees agree to keep all buildings now on or to be hereafter erected on, said property, insured in some reliable fire insurance company or companies for at least the sum of $30,000.00 until the agreement herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies to the said trustee for the benefit of the grantor or her assigns as their interests may appear. Grantees further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay

them when due; and in case grantees fail to do either, then the said trustee, or grantor, or her assigns may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest at six per cent (6%) per annum from the date of such payment.

Now if the grantees shall pay the said monthly payments when due according to the foregoing agreement, and pay all taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if grantees fail to pay any of said monthly installments promptly when due, or if failing to pay taxes or keep up repairs or keep said premises insured as herein provided grantees fail to reimburse trustee, or grantor, or her assigns, heirs or representatives for all such sums, with interest, so expended by trustee or grantor or her assigns within thirty (30) days from the date of such payment, this trust conveyance shall remain in full force and effect and at the option of grantor, her assigns, heirs or representatives, the entire obligation herein secured 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 (20) days notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said interest in said property at the front door of the Courthouse in Davidson County, Tennessee, to the highest and best bidder for cash at public outcry free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are expressly waived; and the trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. Grantor, her assigns, heirs or representatives may bid at any sale under this trust conveyance.

In case of a sale hereunder, the proceeds of sale will be applied by the trustee as follows:

First. To the payment of all costs, charges and expenses of enforcing the lien herein provided; also reasonable attorneys fees for advice in the premises, or instituting or defending any litigation which may arise on account of the execution of this conveyance, also the expenses of any such litigation and the costs of sale including a reasonable trustee's fee.

Second. An amount sufficient to purchase a commercial annuity which will yield grantor the sum of Two Hundred Fifty ($250.00) Dollars per month for her life as of the date of sale, plus any of the foregoing monthly payments due grantor and unpaid as of the date of sale, and any and all sums expended by grantor, her heirs, representatives or assigns, in the protection of said property as hereinabove authorized shall be set aside by the trustee and paid to grantor, her heirs, assigns or representatives. The term "commercial annuity" shall mean an annuity contract issued and sold by an insurance company authorized to do business in the State of Tennessee on a guaranteed and non-refundable basis.

Third. The residue, if any, will be paid by the trustee to grantees, their assigns, heirs or representatives.

In the case of the death, absence, inability or refusal to act of said trustee at any time when action under this indenture may be required, grantor, or her assigns, heirs or representatives are hereby authorized and empowered to name and appoint a successor to execute this trust by an agreement in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to Sam Hirshberg, Trustee, shall be vested in said successor.

Said trustee and successor trustee shall execute this trust without being required to give bond and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF we the said Margaret K. Morris, grantor, and William L. Morris and wife Mary M. Morris and Nick L. Morris and wife

Virginia A. Morris, grantees and their wives, have hereunto set their hands in Nashville, Tennessee, on this the 27 day of May, 1965.



Margaret K Morris
William L Morris
Nick L Morris
Mary A Morris
Virginia A. Morris

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James D Hagan Jr., a Notary Public in and for said County and State, the within named

Margaret K Morris - William L Morris Nick L Morris
Mary A Morris Virginia A. Morris

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of May, 1965.

James D Hagan Jr.
Notary Public

My Commission Expires: _____

My Commission Expires May 3, 1968

JAMES D. HAGAN JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE TAX $ 27.97
PROBATE .50
TOTAL $ 28.47

JUN 1 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

PAID JUN 1 - 1965

Margaret K. Morris

to

William L Morris

and

Nick L. Morris

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 1 3 51 PM '55

NOTED FOR RECORD
RECORDING FEE $ 1.50
DEP. REG.

82991

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GLASGOW AND ADAMS
ATTORNEYS AT LAW
NASHVILLE BANK AND TRUST BUILDING
NASHVILLE, TENNESSEE