Buyer
Cora M. Horn
3610 Westbrook Ave
Nashville, Tenn

Tax Bills
Same

Map 104-5
Pcl. 223
1W

TRUST INDENTURE

BOOK 4436 PAGE 329

FOR AND IN CONSIDERATION of the love and affection I have for my children, Ernest T. Horn and Frances Horn Jackson, I do hereby give and by these presents do transfer and convey unto my daughter, Frances Horn Jackson, as trustee, and her successors in trust, for the uses, benefits and purposes hereinafter enumerated, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, towit:

> Being lot No. 499 on the Map of the Richland Realty Company's Division "C", as of record in book No. 421, page 31, Register's Office for said County.
> Said lot No. 499 fronts 60 feet on the northerly side of Westbrook Avenue, and runs back 235 feet on the easterly line and 229-1/2 feet on the westerly line to an alley, measuring 50 feet thereon.
> Being the same property conveyed to Cora M. Horn by deed from Bernice Reaney Varner, of record in book 1318, page 162, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances Horn Jackson, as trustee, and her successors in trust.

And I do covenant with said Frances Horn Jackson, as trustee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey same and that it is unencumbered.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Frances Horn Jackson, as trustee, and her successors in trust against the lawful claims of all persons whomsoever.

The above established trust is an active trust and the trustee is to administer the trust estate for the sole benefit and use of the grantor herein, Cora M. Horn, for and during the term of her natural life and at her death said trust shall terminate and the remainder interest in the above described property shall pass to the children of grantor, towit: Ernest T. Horn of South Laguna, California, and Frances Horn Jackson of

prepared by:
J. Ross Cheshire Jr.
Box 6652
Nashville, Tennessee

Nashville, Tennessee, in equal shares as tenants in common, provided however that the trustee has not sold said property during the life of the grantor pursuant to the right and authority to so do as hereinafter provided, but in the event said property shall have been sold by the trustee, then such proceeds of same, if any, as shall remain in the hands of the trustee at the time of the death of the grantor, Cora M. Horn, shall pass in equal shares to said Ernest T. Horn and Frances Horn Jackson.

Said trust is created for the life of said grantor for the following uses and purposes:

To hold, manage, invest, reinvest and pay over the income thereof to the beneficiary, Cora M. Horn, and the trustee, at her discretion, may encroach upon the principal and may sell said real property for the necessary maintenance, support and needs, including medical, hospital and nursing services and care, of the beneficiary, Cora M. Horn.

The trustee shall have full power to sell, transfer and convey said real property without the joinder of the beneficiary and shall likewise have full power to invest and reinvest the proceeds of the trust estate even though such investments may not be legal investments for trust funds under the laws of Tennessee.

The trustee is exempt from making bond as such and shall be exempt from the requirements of making periodical reports to the Probate Court.

It is the purpose of the grantor herein to grant and convey the remainder interest in the above described real property to her said two children in equal shares, their heirs and assigns, provided said property shall not have been previously sold and conveyed by the trustee, as herein provided, and in the event said property shall have been sold by said trustee then such proceeds, if any, from the sale of same as shall

AUG-4??	CONV	*3,100.00			
AUG-4??S'TAX			A*	8.06	
AUG-4??PR'FEE			A*	.50	
AUG-4??	WDEED		A*	4.50	* 13.06

remain in the hands of the trustee at the time of the death of Cora M. Horn shall pass in equal shares to her said two children, their heirs and assigns.

In the event either of my said children shall predecease me leaving a child or children surviving them then that part of the above real property, or the remaining proceeds from same that would have gone to my son and/or my daughter, shall go to the child or children of such deceased parent.

WITNESS my hand this 4th day of August, 1970.

Cora M. Horn

Cora M.Horn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

'Personally appeared before me, Ross Chastine, Jr.

a Notary Public in and for said County and State, the herein named a widow

Cora M. Horn, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of August, 1970.

Ross Chastine Jr.

Notary Public

My commission expires:

4-27-73

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IDENTIF. REFERENCE

AUG 4 2 52 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value, which ever is greater, for the transfer is $3100.00

Subscribed & sworn to before me this 4th day of Aug., 1970

Ross Chastine Jr.

Notary Public

My Commission Expires 4-27-73

Cora M. Horn