For and in Consideration of One Dollar to us paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, we, James C. Stanfield and wife, Marie Owens Stanfield have this day bargained and sold, and do hereby transfer and convey, to G. G. Garrett, Jr., Trustee, and his successor in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

TRACT NO. 1: Land in the 14th Civil District of Davidson County, Tn., the part of the C. S. Stanfield's property, described according to a copy of a survey thereof made by Louis D. Justice, Surveyor, Apr. 5, 1951, as follows: BEGINNING at a point in the center of Whites Creek Pk 662 feet north of the center intersection of said pike and Bear Hollow Rd; thence leaving said pike S 49 deg. 55' W, 157.5 feet to a stake; thence N 26 deg 52' W 102.6 feet to a stake; thence S 49 deg. 55' E 134 feet to the center of Whites Creek Pike; thence with said pike S 40 deg. 05' E 100 feet to the beginning. BEING the same property conveyed to James C. Stanfield, and wife, Marie Owens Stanfield, by deed dated the 7th of April, 1951, as of record in Book 1969, page 471, Register's Office for said County.

TRACT NO. 2: Beginning in the center of Whites Creek Pike, corner to C. S. Stanfield, and J. C. Stanfield; thence with J. C. Stanfield's N line S 49 deg. 55' W 134 feet; thence S 26 deg. 52' E 102.6 feet Greer's northwest corner and J. C. Stanfield's southwest corner; thence south 88 deg. 00' W 964 feet to a point in Gupton's line; thence with Gupton's east line N 23 deg. 15' W 750 feet to a point; thence to the center of Whites Creek Pike; thence S 27 deg. 30' E 200 feet; thence S 39 deg. 15' E 277 feet to the beginning, containing 15 acres, more or less, and being Tract No. 7, property of C. S. Stanfield, et ux. BEING the same property conveyed to James C. Stanfield, and wife, Marie Owens Stanfield, by deed date 7/25/60, as recorded in Book 3102, page 623, said Register's Office.

To have and to hold said property to the said G. G. Garrett, Jr., Trustee, and his successor in trust, forever, we covenant that we lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered.

we further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said property to the said G. G. Garrett, Jr., Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.

To secure the full, prompt and final payment of any and all indebtedness, principal, interest, attorney's fee and costs, as may be provided in instruments evidencing such indebtedness, now or hereafter owing, directly or indirectly, or, as indorser or security for others, to Bank of Goodlettsville, Goodlettsville, Tennessee, its successors and assigns, by the undersigned, or either of them, and specifically, but not limited to, for the following purpose, to-wit: To secure our joint promissory note of even date in the amount of $14,966.56 (Fourteen Thousand Nine Hundred Sixty Six and 56/100) payable to the order of the Bankof Goodlettsville,Goodlettsville,Tenn., bearing interest from date at the rate of 8% per annum, and due 90 days from date.

Provisions included herein for the renewal of all or part of said note, ~~including~~

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

Now if we shall pay the sum s aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if we fail to pay the said sum s of money when due as aforesaid, or any part of said sum s, 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 30 days' notice, by some publication 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. we agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And we agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $amt of loan until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. we 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 we fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a 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 James C. Stanfield and wife, Marie Owens Stanfield 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 G. G. Garrett, Jr., 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 James C. Stanfield et ux and all persons holding under same 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 such purchaser, said tenancy to be determined at the option of said purchaser upon 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 19th day of October, 1972.

James C. Stanfield

JAMES C. STANFIELD

Marie O. Stanfield

MARIE OWENS STANFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marie W. Butterworth, a Notary Public in and for said County and State, the within named James C. Stanfield and wife, Marie Owens Stanfield

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 Goodlettsville, Tennessee, this 19th day of October, 19 72

Marie W. Butterworth
Notary Public.

Commission Expires 7/31/73

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the the within named bargainor, a corporation, and that { he / they } as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

OCT24'72 MORTG 17.00
OCT24'72 5HARE 15.00
OCT24'72 PRFEE .50
OCT24'72 T'DEED 4.00 * 17.50

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

DEED OF TRUST

FROM

JAMES C. STANFIELD ET UX

TO

G. G. Garrett, Jr., Trustee

Bank of Goodlettsville

B81091

IDENTIF. REFERENCE

OCT 24 9 36 AM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.