



11-3-1923

809 South 7th Street, University of Tennessee Deed (November 3, 1923)

L. A. Richardson

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QUITCLAIM RELEASE

FOR AND IN CONSIDERATION of the payment in full of indebtedness secured by trust deed executed by LEONARD A. RICHARDSON and wife LOIS ETHEL RICHARDSON, of Knoxville, Knox County, Tennessee, to THOMAS G. McCONNELL, Trustee, of date February 1, 1920 and conveying the property hereinafter described as security for the payment of indebtedness therein mentioned, the undersigned, THOMAS G. McCONNELL, Trustee, and THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, the owner and holder of indebtedness secured by said trust deed hereby remise, release, quitclaim and convey the property so described to LEONARD A. RICHARDSON, and wife LOIS ETHEL RICHARDSON, the present owners of said property, and hereby expressly release the lien of said trust deed of record in Book 201, Page 100 of the Register's Office of Knox County, Tennessee.

The property so described in said trust deed is situate in the City of Knoxville, County of Knox, Tennessee, to-wit:

Lying and being in the 12th Civil District of Knox County, Tenn., and in the 10 Ward of the City of Knoxville, Tennessee, on the west side of Seventh Street and more particularly described as follows:

Beginning at a stake on the West Side of Seventh Street, distant in a Southerly direction 160 feet from the Southwest corner of Seventh Street, and West Cumberland Avenue,

Thence West parallel with West Cumberland Avenue, 98 feet to a stake,

Thence South parallel with Seventh Street 40 feet to an alley,

Thence East with the line of said alley 98 feet to the West Line of Seventh Street,

Thence North with the West Line of Seventh Street 40 feet to the beginning. Being the same property acquired by Leonard A. Richardson from J. C. McTeer and wife Anna Pollock McTeer, February 15, 1920. Deed Book 325 Page 27 of the Register's Office of Knox County, Tennessee.

IN WITNESS WHEREOF, the said THOMAS G. McCONNELL, Trustee, has hereunto set his hand, and THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES has caused this instrument to be executed by its duly authorized officers, this the 15th day of November 1923

Thomas G. McConnell
Trustee

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By *[Signature]*
Comptroller

ATTEST: *[Signature]*
Assistant Auditor

215

RUC

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.

Before me..... *George O. Glover*.....
a Notary Public within and for said County and State at
New York duly commissioned and qualified, personally appeared
Herald R. Brown.....and.....*C. Van Riper*.....
with whom I am personally acquainted and who upon their
several oaths, acknowledged themselves to be respectively,
the..... *Comptroller*.....and..... *Assistant Auditor*.....
of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES,
the within named vargainor, a corporation; and that they as
such..... *Comptroller*.....and..... *Assistant Auditor*.....
being duly authorized so to do, executed the foregoing
instrument for the purposes therein contained, by the said
Herald R. Brown.....suscribing thereto the name of the
corporation by himself as such..... *Comptroller*.....
and by the said *C. Van Riper*.....affixing and
attesting thereon the corporate seal.

WITNESS my hand and notarial seal, this the
15th.....of.....*November*.....*1923*

.....*Geo O Glover*.....

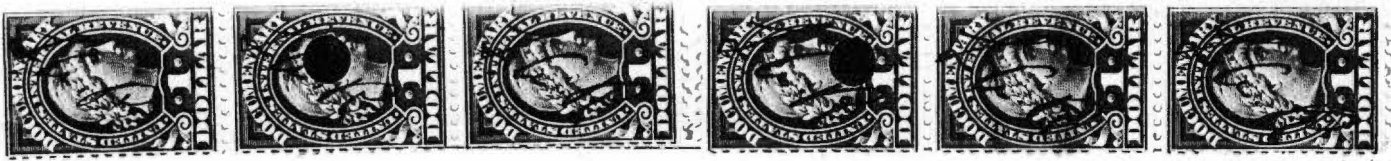
Notary Public New York County No. 82
New York Co. Register No. 4094
Term Expires March 30th 1924

STATE OF TENNESSEE)
COUNTY OF) ss.

Personally appeared before me..... *Alvin Mason*.....
a Notary Public in and for said State and County, duly
commissioned and qualified, THOMAS G. McCONNELL, Trustee,
the within named bargainor, with whom I am personally ac-
quainted, and who acknowledged that he executed the within
instrument for the purposes therein contained.

WITNESS my hand and notarial seal, at *Knoxville*.....
this the... *19th*.....day of... *November*.....*1923*

.....*Alvin Mason*.....



This Indenture, made this third day of November A. D., 1923
between Leonard A. Richardson and his wife, Lois E. Richardson

of Knox County in the State of Tennessee, of the
first part, and The University of Tennessee, a corporation having its situs
in Knoxville, Knox County, Tennessee.

~~of~~ party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the
sum of Six Thousand Dollars agreed to be paid to them by said second party, as
follows:- \$1500.00 cash

to them in hand paid by the said party of the second part, the receipt of which
is hereby acknowledged one promissory note for \$1,000.00 payable November 15, 1923,
without interest; one promissory note for \$1927.45, payable January 1, 1924,
without interest; and the assumption by said second party of a mortgage now
resting upon said property in favor of the Equitable Life Insurance Company
which mortgage said second party agrees to pay, in the sum of \$ 1572.55 ;
said first parties are to have the use of said premises until February 1, 1924
without payment of rent; both of said notes are secured by lien hereby retained
on the premises herein conveyed;

have granted, bargained, sold and conveyed, and do
hereby grant, bargain, sell and convey unto the said party of the second part, the follow-

ing described premises, to-wit, situated in District No. Twenty-four of Knox County,
Tennessee and more particularly described as - Beginning at a stake on the West
side of Seventh Street, distant in a Southerly direction one hundred and sixty
feet from the Southwest corner of Seventh Street and West Cumberland Avenue;
thence in a Westerly direction on a line parallel with West Cumberland Avenue
ninety-eight feet to a stake, Shaw's line; thence in a Southerly direction along
Shaw's line and parallel with Seventh Street forty feet to an alley; thence in
an Easterly direction along said alley and parallel with West Cumberland Avenue
ninety-eight feet to Seventh Street; thence in a Northerly direction along Seventh
Street forty feet to the beginning point. This is part of the same property con-
veyed by deed from Fannie J. Duncan and W. O. Duncan by deed of record in Book
257, Page 297 Register's Office for Knox County, Tennessee, and is the same pro-
perty conveyed by J. C. McTeer et ux to L. A. Richardson on February 15, 1920 by
deed recorded in the Register's Office of Knox County, Tennessee, in Deed Book
325, Page 272 to which reference is here made.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party.....of the second part. its successors ~~heirs~~ and assigns forever.

And the said part...ies.....of the first part, for..... themselves and for..... their.....Heirs, Executors and Administrators, do.....here covenant with the said part...Y.....of the second part, its successors ~~heirs~~ and assigns, that..... lawfully seized in fee simple of the premises above conveyed and..... have full power, authority and right to convey the same, that said premises are free from all encumbrances except the mortgage hereinbefore referred to which said second party has agreed to pay off as part payment of the purchase price of \$6,000.00, agreed to be paid for said premises

and that..... they..... will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part...ies..... of the first part have..... hereunto set their..... hand..... and seal the day and year first above written.

Signed, sealed and delivered in presence of
Eunice Eldridge
Lula C. Williams

Lenora A. Richards (L. S.) LA R
Lois E. Richards sm (L. S.)
..... (L. S.)
..... (L. S.)

STATE OF TENNESSEE,

County. } ss.

Personally appeared before me, Notary Public of said County and State, the within named bargainer with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this day of A. D., 19.....

Notary Public.

STATE OF TENNESSEE,

Knox County. } ss.

Personally appeared before me Helen DePue Notary Public of said County and State, the within named bargainors Leonard A. Richardson and his wife, Lois E. Richardson

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And Lois E. Richardson wife of the said Leonard A. Richardson having appeared before me privately and apart from her husband, said Lois E. Richardson acknowledged the execution of the said Deed to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purpose therein expressed.

Witness my hand and official seal, at office, this 7th day of November A. D., 1923

Helen DePue Notary Public.

STATE OF TENNESSEE,

County. } ss.

Personally appeared before me, Notary Public of County aforesaid, and subscribing witnesses to the within Deed, who being first sworn, deposed and said that they are acquainted with the bargainer and that he acknowledged the same in their presence to be act and deed upon the day it bears date.

Witness my hand and official seal, at office, this day of A. D., 19.....

Notary Public.

STATE OF TENNESSEE,

County. } ss.

To Esquire:

You are hereby authorized and empowered to take the examination of privately and apart from her husband, relative to the free execution of within Deed, and the same, so taken, to certify under your hand and seal.

Witness Clerk of the County Court of County at office, the day of 19.....

Clerk.

STATE OF TENNESSEE,

County. } ss.

..... wife of having personally appeared before me, and having, by virtue of the authority in me vested, been examined privately and apart from her said husband, and she having acknowledged the due execution of the within Deed, by her freely, voluntarily and understandingly, without compulsion or constraint by her said husband, and for the purposes therein expressed, the same is, therefore certified.

Witness my hand and seal, this day of 19.....

[Seal]

J. P. for County

REAL ESTATE NOTE.—TENNESSEE.

Knoxville, Tennessee, Feb. 1, 1920

For Value Received, we promise to pay to the order of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation organized under the laws of the State of New York, at its principal office in New York City, the full sum of
TWENTY-TWO HUNDRED & FIFTY (\$2250.00) ----- Dollars, in gold coin of the United States of America of the present standard of weight and fineness, for money loaned, with interest at the rate of six per centum per annum, and until the same shall be fully paid, all premiums upon the payment of which is conditioned a certain policy of life insurance bearing registered date Feb. 1, 1920, numbered 4,905.971 issued by the said THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES on the life of Leonard A. Richardson in 120 equal monthly instalments in advance, each for the sum of Twenty-Nine and 99/100 ----- Dollars, in gold coin as aforesaid, one such instalment to be paid on the first day of each successive calendar month commencing on the first day of February 1920, and each of said instalments, except the first which does not include interest, including:

(a) A payment on account of the principal of said loan;

(b) Interest at the rate of six per centum per annum, duly discounted, on the monthly decreasing balance of said principal sum which will remain unpaid on said loan after the payment of each of the said monthly instalments; and

(c) The regular monthly premium on said policy of life insurance, computed at the said corporation's adopted rates for fractional premiums.

If default be made in the payment of any of said instalment on any day whereon the same is made payable, as above expressed, and should the same remain unpaid for the space of thirty days, the balance of said principal sum with all arrearages of interest thereon shall, at the option of said corporation, become due and payable immediately. And in the event it should become necessary to employ counsel to collect this obligation, or to protect the security hereof, we also agree to pay a reasonable attorney's fee for the services of such counsel whether suit be brought or not.

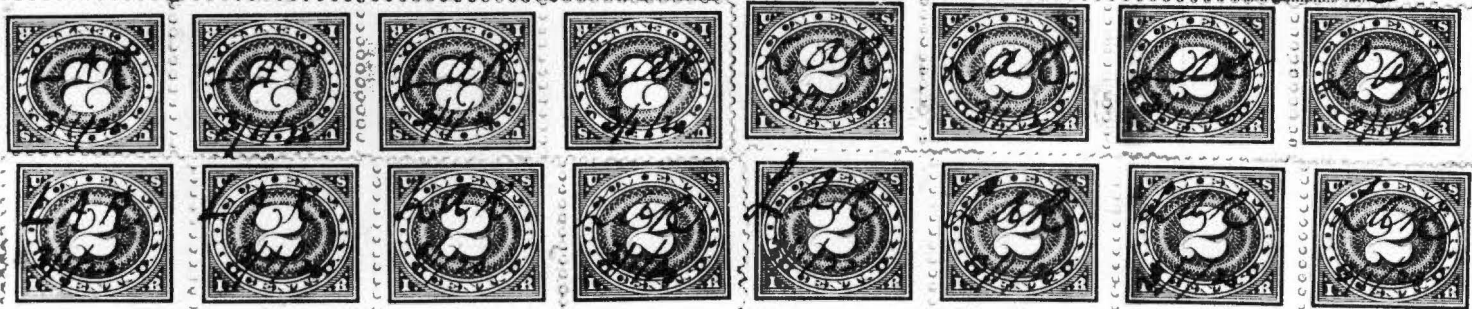
This note is secured by a deed of trust of even date made by Lois Ethel Richardson & wife / Thos. G. McConnell, Trustee, conveying real estate known as # 809 South Seventh Street, Knoxville, Tennessee, in Knox County, Tennessee.

The terms, covenants, conditions, stipulations and agreements in said deed of trust contained are hereby made a part hereof to the same extent and with the same effect as if the same were fully set forth herein.

Signed, sealed and delivered in the presence of:

J. A. Johnson
Maud Pelloux

Leonard A. Richardson
Lois Ethel Richardson



DEED OF TRUST

THIS INDENTURE, Made this 1st day of February.....One Thousand Nine Hundred and Twenty.....between Leonard A. Richardson and wife Lois Ethel Richardson, of Knoxville, Knox County, Tennessee

Parties

.....
hereinafter known and designated as the mortgagor, of the first part, and.....
Thomas G. McConnell
Trustee, hereinafter known and designated as the Trustee, party of the second part, and THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation organized and existing under the laws of the State of New York, having its principal office at No. 120 Broadway, in the Borough of Manhattan of the city of New York, hereinafter known and designated as the mortgagee, party of the third part.

Life Insurance

WHEREAS, The said mortgagee has insured the life of Leonard A. Richardson.....
.....by its certain policy of life insurance bearing registered date Feb. 1, 1920
and numbered 4,905,971.....conditioned for the payment unto Lois Ethel Richardson wife
of Leonard A. Richardson.....upon receipt of due proof of the death of the said
insured, provided said policy be then in force and be then surrendered properly released, of the sum of
TWENTY-TWO HUNDRED & FIFTY (\$2250.00)Dollars, upon the terms
therein set forth, and conditioned on the payment to the said mortgagee of a monthly premium of
Five and 31/100 (\$5.31) Dollars,
~~subject, however, to the terms and conditions of the military and naval service clause attached thereto,~~
and

Borrowed Money

WHEREAS, The said Leonard A. Richardson is
justly indebted to said mortgagee in the sum of TWENTY-TWO HUNDRED & FIFTY (\$2250.00)
.....Dollars, gold coin of the United States of America of the present standard
of weight and fineness, secured to be paid together with the premiums on said policy of insurance by a
certain note or obligation signed by Leonard A. Richardson & wife Lois Ethel Richardson

Bond Note

bearing even date herewith, promising the payment thereof at the principal office of the said mortgagee, in the city of New York, in.....120.....equal monthly installments, on the first day of each successive calendar month, in advance, commencing on the First.....day of February....., 1920., each of the sum of Twenty-nine and 99/100 (\$29.99)..... Dollars; in gold coin as aforesaid, each such installment except the first which does not include interest, including:

- (a) A payment on account of the principal of said loan;
- (b) Interest at the rate of six per cent. per annum, duly discounted on the monthly decreasing balance of said principal sum which will remain unpaid on said loan after the payment of each of the said monthly installments; and
- (c) The regular monthly premium on said policy of life insurance computed at the said mortgagee's adopted rates for fractional premiums, it being in said bond expressly agreed that the whole of said principal sum or the balance thereof, from time to time outstanding, shall become due after default in the payment of any of said installments, or of the taxes, fire insurance premiums, repairs, assessments or water rates, as hereinafter provided, anything therein contained to the contrary notwithstanding.

NOW, THIS INDENTURE WITNESSETH:

THAT THE SAID mortgagor for the better securing the payment to the said mortgagee of the said sum of money so borrowed, as aforesaid, with interest thereon and of the premiums upon the payment of which said policy of life insurance is conditioned and also for and in consideration of the sum of one dollar to the mortgagor in hand paid by the mortgagee, does hereby grant, bargain, sell, convey and release unto the said Trustee, and to his successors and assigns forever all the following described property in Knoxville, Knox County,.....State of Tennessee, to wit:

Mortgaged Premises Lying and being in the 12th Civil District of Knox County, Tenn., and in the 10ward of the City of Knoxville, Tennessee, on the West side of Seventh Street and more particularly described as follows:

Beginning at a stake on the West side of Seventh Street, distant in a Southerly direction 160 feet from the Southwest corner of Seventh St., and West Cumberland Avenue,

Thence West parallel with West Cumberland Avenue, 98 feet to a stake,

Thence South parallel with Seventh Street 40 feet to an alley,

Thence East with the line of said alley 98 feet to the West Line of Seventh Street,

Thence North with the West Line of Seventh Street 40 feet to the beginning. Being the same property acquired by Leonard A. Richardson from J. C. McTeer and wife Anna Pollock McTeer, February 15, 1920. Deed Book ___ Page ___ of the Register's Office of Knox County, Tennessee.

TOGETHER WITH THE APPURTENANCES and all the estates and rights of the mortgagor in and to said premises, and rents, issues and profits thereof, and all the chattels and personal property attached to or connected therewith.

TO HAVE AND TO HOLD the above granted premises unto the said Trustee, his successors in trust and assigns forever.

PROVIDED ALWAYS THAT IF THE SAID mortgagor or the heirs, executors or administrators of the mortgagor shall pay unto the said mortgagee, its successors or assigns, the said sum of money so borrowed from the mortgagee and mentioned in the condition of the said bond or obligation, and the interest thereon at the time and in the manner mentioned in the said condition, and any and all other sums which may become due and payable thereunder, and until the same be fully paid, each and every premium upon the payment of which said policy of life insurance is conditioned, then these presents and the estate hereby granted shall cease, determine and be void.

Covenants

AND THE SAID MORTGAGOR COVENANTS WITH THE MORTGAGEE AS FOLLOWS:

FIRST. That the mortgagor will pay the indebtedness as hereinbefore provided, and until the same be fully paid all said premiums of life insurance, and, if default be made in the payment of any part thereof, or in the performance of any of the covenants and conditions herein contained, the Trustee shall have power to sell the premises herein described under the power of sale herein granted, or the mortgagee may foreclose in any court of competent jurisdiction, at its option.

Provisions on Default

SECOND. And it is hereby expressly agreed that the whole of said principal sum, or so much thereof as shall remain unpaid, shall become due at the option of the said mortgagee, after default in the payment of any of said installments for thirty days or after default in the payment of any tax or assessments, water rate or repairs for sixty days, or in case of the actual or threatened demolition or removal of any building erected upon said premises, anything herein contained to the contrary notwithstanding.

Further Assurance

THIRD. That the mortgagor will execute any further necessary assurance of the title to said premises and will forever warrant said title.

Fire Insurance

FOURTH. The mortgagor also covenants and agrees to keep the mortgaged premises insured against loss by fire for not less than \$5000.00 in some company approved by the lender, and to keep the premiums paid up during the life of this loan and deposit the policies premiums paid, with the said mortgagee with loss clauses in such form as the mortgagee may require protecting its interest, and to keep such policies renewed from time to time, such renewal policies to be deposited, premiums paid with the mortgagee at least three days before any expiration or expirations. Failure to so insure or pay premiums or deposit such policies shall constitute default for all purposes, and mature the debt, and the mortgagee may in that event take out insurance, pay premiums, which shall be secured hereby, and at its option proceed to foreclose by any method permitted by law or by this instrument. In case of loss and payment by any insurance company, the amount of insurance money paid shall be applied either on the indebtedness secured hereby or in rebuilding and restoring the damaged property, as the mortgagee may elect.

Repairs

FIFTH. The mortgagor also covenants and agrees to keep the mortgaged premises in good order and repair so long as any indebtedness secured hereby shall remain unpaid, and failure so to do shall constitute default, for all purposes, and mature the debt; and the mortgagee, should such default continue for sixty days, may in that event effect such repairs and pay for same, and any sums so expended shall be secured hereby, and at its option may proceed to foreclose by any method permitted by law, or by this instrument.

Right of Entry

SIXTH. That if default shall be made in the payment of any of said installments mentioned in the condition of the bond at the respective times herein specified for the payment thereof, or if any other default shall be made hereunder, the mortgagee shall have the right forthwith, after any such default, to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and to apply the same after payment of all necessary charges and expenses, on account of the amount hereby secured, and said rents and profits are in the event of any such default hereby assigned to the mortgagee.

Receiver

SEVENTH. And the mortgagee shall also be at liberty immediately after such default, upon proceedings being commenced for the foreclosure of this mortgage, to apply for the appointment of a receiver of the rents and profits of the said premises without notice, and the mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the mortgagee, or the solvency of any person or persons liable for the payment of such amounts.

Default on Taxes, Etc.

EIGHTH. That in default of the payment of any taxes, fines, charges and assessments, which may be imposed by law upon the said premises, or any part thereof, or if there be at any time any prior liens or encumbrances on said premises, it shall and may be lawful for the said party of the third part, without notice to or demand from the mortgagor, to pay the amount of any such tax, fine, charge, assessment, lien or encumbrance, with any expenses attending same, and any amount so paid, the mortgagor covenants and agrees to repay to the party of the third part with interest thereon, without notice or demand, and the same shall be a lien on said premises, and be secured by the said note and by these presents: and the whole amount hereby secured, if not then due, shall thereupon, if the party of the third part so elect, become due and payable forthwith, anything herein contained to the contrary notwithstanding.

Change of Laws

NINTH. In the event of the passage after the date of this mortgage of any law of the State of Tennessee deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws of the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes or in the event of the passage of any other law so as to affect this mortgage, the holder of this mortgage and of the debt which it secures shall have the right to give thirty days' written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice be given the said debt shall become due, payable and collectible at the expiration of said thirty days.

Sale by Mortgagor

TENTH. It is expressly understood and agreed that this mortgage shall become due and payable at the option of the mortgagee, if the mortgagor shall convey away said mortgaged premises or shall be in any way divested of the title thereto.

ELEVENTH. It is furthermore agreed that the mortgagee may resort for the payment of said principal moneys, premiums and interest to its several securities therefor in such order and manner as it may think fit.

Power Sale by Trustee

In the event of default of payment of any installment secured hereby, or any other default herein provided for, the Trustee, after advertising the time and place, and describing the property and referring to this mortgage by three consecutive weekly insertions, one week apart, in some newspaper published in.....Knoxville, Tenn....., the first advertisement to appear twenty-one days prior to the date set for sale, may proceed to sell said real estate herein described to the highest bidder for cash at North Door of Court House, Knox County, Tennessee..... and shall apply the proceeds of such sale, FIRST, to the cost of executing this trust, including any and all sums the beneficiary or Trustee may have expended or become liable for, on account of litigation, attorney's fees, in connection therewith or for collecting said indebtedness or any part thereof by sale hereunder or otherwise, taxes, insurance premiums, or any advance made or expense incurred on account of said property, with interest thereon. SECONDLY, to the payment of the indebtedness secured hereby, remaining unpaid, and, THIRDLY, it shall pay over the remainder, if any, to the mortgagor Leonard A. Richardson & wife Lois Ethel Richardson..... heirs and assigns, and the Trustee shall execute a deed to the purchaser, who shall thereby be vested with the fee simple title to the premises hereby mortgaged, and after such sale the mortgagor, heirs or assigns, or tenant in possession, shall become tenants at will of the purchaser at a monthly rental of \$..40.00..... In the event of such sale, the equity of redemption, dower and homestead are hereby expressly waived. In the event of refusal, absence or inability of the Trustee named herein to act, when requested, or if the mortgagee shall for any reason desire to change the Trustee, the mortgagee may appoint a substitute Trustee or Trustees, with all the power of the original Trustee, and wherever the Trustee is referred to herein is meant any successors as well as the original Trustee. Oath and bond of the Trustee or Trustees is waived. In the event of sale hereunder the mortgagee may become the purchaser.

Substituted Trustee

TWELFTH. It is furthermore agreed that the said mortgagor shall have the privilege after three years from the date hereof of prepaying the amount hereby secured on the first day of any month and after one month's notice, in amounts in addition to the installment then due, which will equal the amounts applicable on account of principal out of one or more of the successive installments falling due immediately following the date of such payments; and all such prepayments in excess of the installment then due and payable shall be applied by the mortgagee on account of the net balance of principal of said sum evidenced by the said note then remaining due, and the number of installments payable hereunder shall be reduced accordingly, but the amount of each installment shall remain the same.

Prepayment

THIRTEENTH. It is also agreed that upon the death of the person whose life is insured under the policy of life insurance mentioned in the bond hereinabove referred to, provided the said policy of life insurance be still in force, the balance of the principal sum hereby secured then remaining unpaid together with all arrearages of interest and all other sums of money due under the terms of said bond or of this instrument, shall become immediately due and payable and the mortgagee shall apply toward the payment thereof the amount due from it under the terms of the said policy and pay over the balance, if any, to such person or persons as may be legally entitled thereto.

THE SAID Lois Ethel Richardson joins herein and in the operative and every part hereof and the term "MORTGAGOR" shall be construed to include her as well as the said Leonard A. Richardson except when otherwise specified.

Signatures

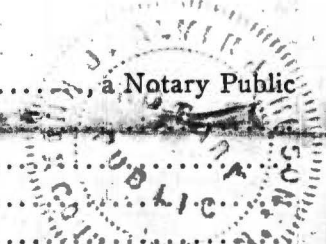
IN WITNESS WHEREOF, the said Leonard A. Richardson & wife Lois Ethel Richardson ha. shereunto set... their.....hand. s and seal s this day and year first above written.

Signed, sealed and delivered in presence of J. Alvin Johnson Maude Pellant

STATE OF TENNESSEE, } Personally appeared before me, }
Knox..... COUNTY. } J. Alvin Johnson
a Notary Public in and for said State and County, at Knoxville, Tennessee duly commissioned, qualified and acting. Leonard A. Richardson and wife Lois Ethel Richardson the within named bargainor s. with whom I am personally acquainted, and who acknowledged that t. he. y executed the within instrument for the purposes therein contained. And..... Lois Ethel Richardson wife of the said Leonard A. Richardson having appeared before me privately and apart from her husband, the said Lois Ethel Richardson acknowledged the execution of the said Trust Deed to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purposes therein expressed.

WITNESS my hand and Notarial Seal, at Knoxville, Tenn. aforesaid, this 19 day of February, 1920.
J. Alvin Johnson
Notary Public.

STATE OF TENNESSEE, }
..... COUNTY. }
PERSONALLY APPEARED BEFORE ME, a Notary Public
in and for said State and County, at
duly commissioned, qualified and acting
the within named bargainor, with whom I am personally acquainted, and who acknowledged that
executed the within instrument for the purposes therein contained.
WITNESS my hand and Notarial Seal, at
aforesaid, this day of 191.....
Notary Public.



Handwritten notes:
C. D. Johnson
D. C. Johnson

(Tennessee)
MADE
9 1925
Witness of hand this
2 25

Equitable Life Assurance Society
of the United States
RECORDERS OFFICE
STATE OF TENNESSEE,
KNOX COUNTY
Received for Record the
9 11
12 o'clock M., and recorded in
BOOK No. 201 Page 100-
16 3.50
J. H. Copeland

STATE OF TENNESSEE
COUNTY OF KNOX
MORTGAGE DEED OF TRUST
Leonard A. Richardson & wife
Lois Ethel Richardson
TO
Thomas G. McConnell, Trustee
FOR THE
Equitable Life Assurance Society
of the United States
No. 5759
Att. 26

THIS INDENTURE, made this 6th day of March
A. D., 191 5 between Don K. Eckel (single)

of Knox County in the State of Tenn.
of the first part, and ANNA POLLOCK MCTEER

of Knox County, Tenn. of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum
of Thirty seven hundred and fifty and no/100 dollars

to him in hand paid by the said part y of the second part, the receipt of which is hereby
acknowledged

~~and to secure the payment of said note a specific lien is hereby retained on the property here conveyed,~~

has granted, bargained, sold, and conveyed, and do es hereby grant, bargain, sell and convey unto
the said part y of the second part, the following described premises, to-wit, situate in District No.
twenty four of Knox County, Tennessee and particularly described

as - Beginning at a stake on the West side of Seventh Street, distant
in a Southerly direction one hundred and sixty feet from the Southwest
corner of Seventh Street and West Cumberland Avenue; thence in a
Westerly direction on a line parallel with West Cumberland Avenue
ninety eight feet to a stake, Shaw's line; thence in a Southerly
direction along Shaw's line and parallel with Seventh Street forty
feet to an alley; thence in an Easterly direction along said alley
and parallel with West Cumberland Avenue ninety eight feet to Seventh
Street; thence in a Northerly direction along Seventh Street forty
feet to the beginning point.) This is part of the same property

conveyed to party of the first part by deed from Fannie J. Duncan
and W. O. Duncan by deed of record in Book 257, page 297 Register's
office for Knox County, Tenn.



with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said part y of the second part. her heirs and assigns forever.

And the said part. y of the first part for himself and for his Heirs, Executors and Administrators do es hereby covenant with the said part y of the second part her heirs and assigns that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all incumbrances except 1915 taxes which second party assumes

and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

[L. S.]

[L. S.]

[L. S.]

[L. S.]

STATE OF Tenn. }
Knox County } SS.

Personally appeared before me J. P. McMillin a Notary Public in and for said County
the within named bargainors Don K. Eckel

with whom I am personally acquainted, and who acknowledged that he executed the within instru-
ment for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of March A. D.
Nineteen Hundred and fifteen.

J. P. McMillin
Notary Public.



STATE OF _____ }
_____ County } SS.

Personally appeared before me _____ a Notary Public in and for said County
the within named bargainors _____

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein
contained. And _____ wife of the said

_____ having appeared before me privately and apart from her
husband, said _____ acknowledged the execution of

the said deed to have been done by her freely, voluntarily and understandingly, without compulsion or con-
straint from her said husband, and for the purposes therein expressed.

Witness my hand and official seal at office this _____ day of _____ A. D.
Nineteen Hundred and _____

Notary Public.

ALEX W. HILLMAN,
INSURANCE, REAL ESTATE & LOANS
KNOXVILLE, TENN.

CURRENTLY FILED
INDEXED

Don K. Eckel

—TO—

Anna Pollock McTeer.

REGISTER'S OFFICE **COMPARED**

State of Tennessee, SS

County of *Knox*

Received for record the *6th* day of

March A. D. Nineteen Hundred

and *105* at *4:15* o'clock *P.* M.

Noted in Note Book *14* Page *48* and

Recorded in Book of Deeds *280*

Vol. *348* Page *348*

Witness my hand.

Fee Paid *3.75* *paid*

Just Copeland Register

State Tax, \$ *3.75*

County Tax, _____

Clerk's Fee, if by the consideration *75*

tax on the within deed has been _____

Total. Witness my hand this \$ *3.90*

MAR - 6 1915

Thos. Brown Clerk

Sept 10.

L.A. Richardson

5887 old

3750

128

15

6134 old



THIS INDENTURE, Made this 15 day of February A. D. 1920, between J. C. McTeer and wife Anna Pollock McTeer of Knox County, in the State of Tennessee of the first part, and Leonard A. Richardson, of Knox County, Tennessee, of the Second part.

W I T N E S S E T H ,

That, the said parties of the first part for and inconsideration of the sum of \$2750.00 to them in hand paid by the said party of the second part the receipt of which is hereby acknowledged and the further consideration of \$1750.00 evidenced as follows:

One note dated February 15, 1920, for \$180.00 payable at the rate of \$30.00 per month beginning March 1, 1920. This note bears 6% interest from date. The interest to be paid with each installment. The maker of this note has the right to pay all or any part thereof at any time.

One Note dated February 15, 1920 for \$500.00 due on or before August 1, 1920. This note provides for 6% interest from date.

One note dated February 15, 1920 for \$120.00 payable at the rate of \$30.00 per month beginning September 1, 1920. This note bears 6% interest from date, the interest to be paid with each installment. The maker of this note has a right to pay all or any part thereof at any time.

One Note dated February 15, 1920, for \$300.00 due on or before February 1, 1921. This note bears 6% interest from date.

One note dated February 15, 1920 for \$550.00 due on or before August 1, 1921. This note bears 6% interest from date.

One note dated February 15, 1920 for \$300.00 due on or before February 1, 1922. This note bears 6% interest from date, and to secure the payment of said note a lien is hereby retained on the property hereby conveyed. But it is agreed that the lien herein retained to secure the payment of said note is subordinate to a Trust Deed upon said property executed to Thomas G. McConnell, Trustee for the Equitable Life Assurance Society of the United States to secure the payment of a note for \$2250. which Trust Deed is of record in the Register's Office of Knox County, Tennessee.

It is further agreed and understood that \$2250.00 of the cash consideration shown in this Deed is money borrowed by the grantee herein from the Equitable Life Assurance Society of the United States and for which the grantee herein executed his note and also executed a Trust Deed conveying the prop-

erty herein described to Thomas G. McConnell, Trustee for the Equitable Life Assurance Society of the United States to secure the payment of said note and the grantors in this Deed hereby agree that the lien retained by them aforesaid is secondary and subordinate to the lien created by the Trust Deed aforesaid in favor of the Equitable Life Assurance Society of United States and the grantors herein agree that said Trust Deed is a first and prior lien upon the property here in conveyed.

Situated in District No. 12 of Knox County, Tennessee and in the 10th Ward of the City of Knoxville, Tennessee, and more fully described as follows:

Beginning at a stake on the West side of Seventh Street, distant in a Southerly direction one hundred and sixty feet from the Southwest corner of Seventh Street and West Cumberland Avenue; thence in a West-erly direction on a line parallel with West Cumber-land Avenue ninety eight feet to a stake, Shaw's line; thence in a Southerly direction along Shaw's line and parallel with Seventh Street forty feet to an alley; thence in an Easterly direction along said alley and parallel with West Cumberland Avenue ninety eight feet to Seventh Street; thence in a Northerly direc-tion along Seventh Street forty feet to the beginning point.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein, TO HAVE AND TO HOLD the said premises to the said party of the second part his heirs and assigns forever.

And the said parties of the first part for themselv-es and for their heirs, executors and administrators do hereby covenant with the said party of the second part his heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all in-cumbrances except taxes for the year for 1920.

and that they will forever warrant and defend the said premis-es and the title thereto against the lawful claims of all per-sons whomsoever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

J. C. McTeer
Anna Pollock McTeer

STATE OF TENNESSEE }
KNOX COUNTY)

Personally appeared before me *J. Chas. Johnson*
a Notary Public in and for said County the within named bargainers
J. C. McTeer and wife Anna Pollock McTeer with whom I am personally
acquainted and who acknowledged that they executed the within in-
strument for the purposes therein contained. And Anna Pollock McTeer
wife of the said J.C. McTeer having appeared before me privately
and apart from her husband said J. C. McTeer acknowledged the exe-
cution of the said Deed to have been done by her freely, voluntar-
ily and understandingly, without compulsion or constraint from
her said husband and for the purposes therein expressed.

Witness my hand and official seal at office this 16 day
of February A. D. Nineteen Hundred and Twenty.

J. Chas. Johnson
Notary Public