Registered July 25th 1870.

C. M. Hays, } Deed.
to } Reg. 25th
Jno. H. Eastman. } July 1870.

Lots 133 & 134 in Shelby's Addition to Edgefield.

Know all men by these presents, That I, Charles M. Hays, of the County of Davidson and State of Tennessee, for and in consideration of the sum of Five Thousand five hundred and fifty dollars ($5550.00), to me to be paid as hereinafter set forth, have this day bargained, sold, and by these presents bargain, sell and convey to John Eastman, and his heirs, of the County of Hardin, and State of Pennsylvania, a certain tract or parcel of land in the County of Davidson, and State of Tennessee, described and bounded as follows, to wit: Lots Nos. 133 and 134, in Shelby's Addition to Edgefield, according to plan of said Addition of record in the Register's Office of Davidson County, Tennessee, in Book 61, Page 62, reference to which is hereby made for a more particular description of said lots, fronting, each one, Main Street, Edgefield, fifty feet, and extending back one hundred and seventy feet to an alley. The consideration for said land and premises is to be paid as follows: The said John E. Cornelius hath this day executed his five promissory notes of even date herewith, all payable to the order of said C. M. Hays, to wit: Two notes each for the sum of Two Hundred and eighty three 00/100 Dollars, payable, respectively, at two and four months after date; One note for One Thousand Dollars, payable fourteen months after date; and two other notes, each for Two Thousand Dollars payable, respectively, at two and three years after date; All of said notes payable with interest from date at the rate of Six per cent per annum until paid, at the Third National Bank of Nashville, Tennessee, for which interest separate notes are given payable at intervals of two months, respectively, until the whole principal and interest are said; Now, if the said John E. Cornelius, his heirs or assigns, shall well and truly pay all and every of said interest and purchase notes as they severally fall due, then the said C. M. Hays agrees, for himself, his heirs and assigns, to execute to the said John E. Cornelius, his heirs or assigns, a full and clear release and quit claim to the said land and premises; but if default be made and the said John E. Cornelius, his heirs and assigns, fail to pay any or all of said notes as they severally fall due, then the said C. M. Hays, his heirs or assigns, may at his or their option, after giving twenty days notice in one of the daily newspapers published in the City of Nashville of the time and place of sale, sell the same to the highest and best bidder, at public outcry for cash, or upon such time, as he or they may deem most expedient and advisable the proceeds first, to the payment of all costs incident to the execution of the conveyance; Secondly, to the payment of all of said notes, principal and interest, and said purchase notes pro rata, and to means of said purchase notes as may then be due at the time of such failure as aforesaid; and Thirdly, the remainder, if any there be, to the said John E. Cornelius.

Witness our hands and seals, this 25th day of July, 1870.

C. M. Hays (Seal)
Jno. H. Eastman (Seal)

(Deed July 25th 1870. Ack. July 25th 1870.)

Registered July 25th 1870.

Jos. H. Jackson & Wife to Jno. H. Eastman. Deed. Reg. 25th July 1870.

70 feet front on Cherry Street

This Indenture and Deed of Sale, made and entered into this 25th day of July, 1870, between Joseph H. Jackson, a citizen of Hamilton County, Tennessee, and Leticia Jackson, wife of said Joseph H. Jackson, of the first part, and John H. Eastman, of the County of Hardin, and State of Pennsylvania, of the second part, Witnesseth, That whereas, at the May Term, 1870, of the Chancery Court at Nashville, Tennessee, in a cause pending in said Court, wherein the said Leticia Jackson was complainant, and the said Joseph H. Jackson and others were defendants, a decree was rendered on the 7th day of July, 1870, for the Chancery Court at Nashville, Tennessee, in the cause then pending in said Court wherein the said Leticia Jackson was complainant, and the said Joseph H. Jackson and others were defendants, and whereas said decree was entered by the consent of the said Leticia Jackson, George W. Nichols and her solicitors, and by the consent of the said Joseph H. Jackson and his solicitors, for the considerations, reasons, stipulations, and agreements stated in said Condemnation decree in said Court, and in the execution of the same to me directed, I, the said Joseph H. Jackson, hereby bargain, sell, transfer, convey and quit claim to the said George W. Nichols, his heirs and assigns, in fee, for the sole and separate use and benefit of the said Leticia Jackson, and her heirs, the following described House and lot of land in the City of Nashville, Davidson County, Tennessee, to wit: That part of lot No. 2 on the Plan of said City of Nashville, situated on the east side of South Cherry Street, in said City, that John Trimble conveyed by deed to James A. Wood on the 20th of November, 1826, and registered in said County of Davidson, in Book No. 7, and Page 418, and the same lot was conveyed by the said James A. Wood by deed in 1831, to the said Leticia. Now, Christian Franklin Wood, testifying the same house and lot that the said Leticia Jackson and husband, William A. Cheatham, as her trustee, conveyed to the said Joseph H. Jackson, by deed dated January 15th 1872, and registered in said County in Book No. [illegible] Page [illegible], to which deeds reference is made for a more particular description of the premises hereby conveyed, and all the estate, right, title, interest, claim and demand of the said Leticia Jackson, as aforesaid, of, in and to the said premises, and every part and parcel thereof, with the appurtenances, to have and to hold the same to the said George W. Nichols, his heirs and assigns, in fee, for the sole and separate use and benefit of the said Leticia Jackson, and her heirs, forever. And the said Joseph H. Jackson, for himself, his heirs, executors and administrators, doth covenant to and with the said George W. Nichols, his heirs and assigns, that he is lawfully seized and possessed of the said premises, that they are free from all encumbrances, that he has a good right to convey the same to the said George W. Nichols, his heirs and assigns, and that he will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever. In witness whereof, the said Joseph H. Jackson has hereunto set his hand and seal, this 25th day of July, 1870.

Jos. H. Jackson (Seal)

(Deed July 25th 1870. Ack. July 25th 1870.)

Registered July 25th 1870.

Jos. H. Jackson & Wife to Jno. H. Eastman. Deed. Reg. 25th July 1870.

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Jos. H. Jackson (Seal)

(Deed July 25th 1870. Ack. July 25th 1870.)