that the said premises are received by the Lessee in good order and condition, and that they are to be kept and returned in the like order and condition upon the expiration of the lease, or termination of the tenancy by forfeiture or otherwise, ordinary wear excepted: also the destruction by fire excepted: and on failure, the Lessors may have them put in the stipulated condition at the usual and customary prices of work, and hold the said Lessee accountable for the expenditure required, or may hold the Lessee liable for damages at his option. It is further understood and agreed, that said Lessee can not re-rent or sub-rent said premises, or any part thereof, to any person or persons whatever, or to make any change or alteration in said buildings, without the consent of the Lessors, in writing. It is further agreed that, upon the expiration of the lease, or upon termination thereof by election as aforesaid, or otherwise, the said Lessee will give peaceable and quiet possession of said premises to the Lessors. It is further understood and agreed, that the terms and stipulations of this lease shall continue in full force and effect during the occupancy of said premises by the Lessee, and shall apply to any future renting, by parol or otherwise, of any portion of the premises, unless otherwise agreed upon in writing at the time of such subsequent renting. It is also further agreed that the said Dixon shall have the privilege of continuing the said lease for the years 1880 and 1881, over any and all applicants; and the said Harris hereby agrees to execute to said Dixon satisfactory and legal lease for the above mentioned years upon agreement as to price of rental per year. In testimony whereof, the said parties have hereunto set their hands and affixed their seals, this 8th day of April, 1878.

W. Hooper Harris.
M. P. Harris

State of Tennessee } S.S.
Davidson County }

Personally appeared before me, H. L. Claiborne, a Notary Public in and for said County, duly commissioned and sworn according to law, W. Hooper Harris, with whom I am well acquainted, who acknowledged his signature to the within and foregoing instrument of writing for the consideration, uses and purposes therein expressed. And also at the same time personally appeared Mary P. Harris, wife of the said W. Hooper Harris, with whom I am also well acquainted, who acknowledged that she freely and voluntarily signed and executed the same, without fear, compulsion or undue influence of her said husband, and this she declared in the absence of her said husband. Witness my hand and official seal, this 10th day of April, 1878.

H. L. Claiborne,
Notary Public.

(Seal)

State of Tennessee }
Davidson County }

I, James M. Elliston, Deputy Clerk of the County Court of said County, do hereby certify, that H. L. Claiborne, whose genuine signature appears to the attached Certificate, is now, and was, at the time of signing the same, acting Notary Public in and for said County, duly elected, commissioned and qualified as such. Witness my hand, at office, this 11th day of April, 1878.

(Rec'd April 17th 1878 at 8.30 P. M.)

J. M. Elliston, Deputy Clerk.

Registered April 22nd 1878.

J. J. Ham to C. C. Ham — Bill of Sale

Know all men by these presents, That I, J. J. Ham, in consideration of three hundred dollars, and other considerations, to me paid by Charley C. Ham, the receipt of which is hereby acknowledged, do hereby bargain, sell and convey to the said Charley C. Ham, to his sole and separate use, free from debts and liabilities of the late firm of Jones & Ham, the following personal property, situated in the City of Nashville,

Tenn. viz: My undivided one half interest in the Mill, fixtures, Machinery, Horses and Tools and all the appurtenances thereof of Jones & Ham, located at the crossing of the N. & C. and N. & C. Railroads, on Franklin Street. To have and hold the same, to the use of said Charley C. Ham. This 18th day of April, 1878.

J. J. Ham

State of Tennessee }
Davidson County }

Personally appeared before me, James T. Bell, Clerk of the County Court of said County, the within named J. J. Ham, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the annexed instrument for the purposes therein contained. Witness my hand, at office, this 18th day of April, 1878.

James T. Bell, Clerk

(Rec'd April 18th 1878 at 4 P. M.)

Registered April 22nd 1878.

Bart Bates & Als to Charter "Briarville Royal Sons & Daughters of the Temple, Association No. 1"

State of Tennessee, Davidson County. Charter of Incorporation. Be it known, That Eliza Thompson, Bart Bates, J. N. Blaylock, J. W. Whitfield and R. E. Campbell, who desire to be incorporated, are hereby constituted a body politic and corporate by the name and style of the "Briarville Royal Sons and Daughters of the Temple, Association No. 1," whose object and purposes shall be and is to provide for the sick and afflicted in their midst, and especially for the members of the Association. The general powers of the said Association, Corporation shall be to sue and be sued by the corporate name; to have and use a common seal, which it may alter at pleasure; if no common seal, then the signature of the name of the Corporation by any duly authorized officer, shall be legal and binding; to purchase and hold, or receive by gift, bequest or devise, in addition to the personal property owned by the Corporation, real estate necessary for the transaction of the corporate business; and also, to purchase or accept any real estate in payment, or in part payment, of any debt due to the corporation, and sell the same; to establish by-laws, and make all rules and regulations, not inconsistent with the laws and constitution, deemed expedient for the management of corporate affairs; and to appoint such subordinate officers and agents, in addition to a President and Secretary or Treasurer, as the business of the corporation may require; designate the name of the office, and fix the compensation of the officer. The said five or more corporators shall, within a convenient time after the registration of this charter in the office of the Secretary of State, elect from their number a President, Secretary and Treasurer, or the last two officers may be combined into one; said officers and the other corporators to constitute the first Board of Directors. On all elections, each member to be entitled to one vote, either in person or by proxy, and the result to be determined by a majority of the votes cast. The notice of any election must be given by advertisement in a newspaper, personal notice to the members, or a day stated on the minutes of the Board, six months preceding the election. The Board of Directors shall keep a record of all their proceedings, which shall be at all times subject to the inspection of any member. The corporation may establish branches in any other County in the State. The Board of Directors may have the power to increase the number of Directors to seven or ten, if they deem the interest of the corporation requires such increase: and the first or any subsequent