then these presents shall be void. But if he, the said P. Griffin, should fail to pay one or more of said payments for six months after the same shall become due, then the said Association, by its Treasurer, after giving twenty days' notice by weekly advertisement in a newspaper published at Nashville, is hereby authorized and empowered to sell said property at public sale, to the highest bidder, for cash, and said Treasurer, as Trustee for us and in our behalf, is hereby fully empowered to make a deed to the same to the purchaser, the Equity of Redemption being hereby expressly waived. The proceeds of sale he will apply: First, to the payment of the necessary expenses of this trust, including the expenses of any litigation incurred in protecting or enforcing same; Secondly, to the payment of the said Association's debt of Six hundred dollars, together with all interest, fines, assessments and charges due on same, less the amount of all dues and interest actually paid on said sum. The balance, if any, he will pay over to the said P. Griffin. In testimony whereof, the said P. Griffin & B. Griffin, his wife, have hereto set their hands, this 19th day of May, 1881.

P. M. Griffin, B. Griffin.

State of Tennessee, County of Davidson } ss. Personally appeared before me, J. R. McCann, Dep'y Clerk of the County Court of said County, P. M. Griffin and B. Griffin, the within named bargainers, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed. And B. Griffin, wife of the said P. M. Griffin, having personally appeared before me, privately, and apart from her husband, the said B. Griffin acknowledged the execution of said deed to have been done by her freely, voluntarily, and understandingly, without compulsion or restraint from her said husband and for the purposes therein expressed. Witness my hand, at office, this 21st day of May, 1881. (Rec'd May 21. 1881, at 10:40 A.M.) J. R. McCann, D.C.C.C.

Registered May 25. 1881.

Jos. Bianconi and Agreement with Chas. Cavaroa Guard'n.

This agreement entered into between Chas. Cavarora, Guardian of Annie, Rosa, Joseph, Isibella and John Bonfiglioli, minor children of Fortunate Bonfiglioli, deceased, and Joseph Bianconi, all citizens of Davidson County, Tenn, Witnesseth; Whereas, Joseph Bianconi and Fortune Bonfiglioli bought and purchased a tract of land, on the 18th day of August, 1866, from John Cato. said land situated in the 23 Civil District of Davidson County, Tenn, containing sixty-two acres and 94 poles, and more particularly described in the deed to them from John Cato, which is registered in Book 37, page 33, R. O. D. C., to which reference is made. Said deed recites the fact that the conveyance is made for the consideration of twenty-five hundred & three $^{00}/_{100}$ dollars ($2,503.^{00}/_{100}$) cash. It also recites that Fortune Bonfiglioli paid the sum of six hundred & forty-eight & $^{25}/_{100}$ dollars ($648.^{25}/_{100}$), and Joseph Bianconi paid the balance of said consideration. But it was intended that they were to be equal partners in the land, and the deed accordingly conveys a one half interest to each. Thereupon Fortune Bonfiglioli made a mortgage to Joseph Bianconi of his entire interest to secure the balance of his one half of the consideration price, which mortgage was registered in Book 37, page 34, R. O. D. C. and creates a lien on Fortune Bonfiglioli's one half interest

2. 9/100 acres the 23d Dist.

for the sum of six hundred & forty-eight & $^{25}/_{100}$ dollars and interest: Now, therefore, in consideration of said Chas. Cavaroa, Guardian &c, agreeing that said Joseph Bianconi shall have and receive a three fourths interest in said real estate, on the partition of the same (leaving a one fourth interest for said minor children), I agree and do hereby release, relinquish and cancel my said note of $648.^{25}/_{100}$ and interest, and hereby release all lien I may have on one fourth part of said land. I agree that a petition be filed for a division of the same, and that on the partition the minor children receive one fourth of said land. Witness my hand & seal, this February 24th 1881.

Witnesses: Edward Cammaway, Mrs Mary Poof. Joseph his ✕ mark Bianconi, Charles Cavora.

State of Tennessee, Davidson County. } Personally appeared before me, Chas. M. Eastman, Clerk of the County Court of said County, Ed Cammaway and Mrs Mary Poof, subscribing witnesses to the attached instrument, who being first duly sworn, depose and say, that they are personally acquainted with the within named Joseph Bianconi & Chas. Cavara, the bargainors, and that he acknowledged the same in their presence to be his act and deed, for the purposes therein contained. Witness my hand, at office, this 7 day of March, 1881.

(Rec'd May 21. 1881, at 12 M.) C. M. Eastman, Clerk.

P. A. Feehan, To Deed John Woodard.

Registered May 26th 1881.

I, P. A. Feehan, of the City of Chicago, Illinois, hereby sell, transfer and convey to John Woodard, of the City of Nashville, State of Tennessee, his heirs and assigns, the following tract or lot of land in Davidson County, Tennessee, Being part of a six acre tract conveyed by John Digler to P. C. Lewis, by deed Dec 1834, recorded in Book No 19, page 266, and being situated in the 10th Civil District of said County, in the Western part of the City of Nashville, and more particularly described as follows: Beginning at the South-east corner of Division and Bellemonte Streets, thence along the East margin of Bellemonte Street one hundred and eighty-nine and one half feet (189½ ft), more or less, to Kayne's North-west corner; thence Eastwardly, with Kayne's line, four hundred and twenty feet to a stake in Kayne's line; thence Northwardly one hundred and eighty-nine and one half feet (189½ ft), more or less, to the South margin of Division Street; thence with the South margin of Division Street, Westwardly, four hundred and twenty feet to the beginning, and being the same lot conveyed to me by deed of Jos. O. Briely, Aug 31. 1877, recorded in the Register's office for said County in Book 58, pages 306 & 307. On said lot is a two story Brick residence, recently occupied by myself, and other improvements. For the consideration of fifteen thousand dollars ($15,000.^{00}/_{100}$) cash in hand paid, the receipt of which is hereby acknowledged. I covenant with the said John Woodard that I am lawfully seized of said land, have a good right to convey it, and that the same is unencumbered; and that I will warrant and defend the title against all persons whatsoever. This Eighteenth day of May A. D., 1881.

P. A. Feehan, (Seal)

State of Illinois, City of Chicago, Cook County. } Personally appeared before me, Philip J. Coyne, a Commissioner of Deeds of the State of Tennessee, in said County, duly commissioned and qualified and residing in Chicago, the within named P. A. Feehan, the bargainor, with whom I am personally

89½ ft on Bellemonte St in West Nashville.