BOOK 10

W. H. Richards
to
Rock City Build. & Savings Association.

Registered Aug 10th 1881.

This Indenture witnesseth: That W. H. Richards and Margaret A. Richards, his wife for and in consideration of Five dollars to them in hand paid, and for the further consideration hereinafter mentioned, do hereby convey to the Rock City Building and Savings Association, of Nashville, a corporation duly incorporated under the laws of the State of Tennessee, its successors and assigns forever, the following described real estate, situated in the County of Davidson and State aforesaid, to-wit: Fronting thirty (30) feet on the West side of South College Street and running back between parallel lines one hundred and sixty (160) feet to Hume Street, in the City of Nashville. Said lot is the Northern part of the one hundred feet front that lies next North of D. J. Yarborough's brick dwelling and lot and being the same property conveyed to the said Margaret Richards by Jesse Warren & others, by deed dated 10th day of May 1881, recorded in Book No 65, page 334, Register's office, to which reference is hereby made for further description and title. The Conveyors do hereby further convey, and relinquish to the conveyee all their right under the Homestead Exemption Laws of the State in the above described premises, together with all the privileges and appurtenances thereto belonging. To have and to hold the same to the said Rock City Building and Savings Association, its successors and assigns, forever. And the said Conveyors hereby further covenant with said conveyee, its successors and assigns, that they are lawfully seized of said real estate, have a good right to convey it, that it is unincumbered, and that they will forever warrant and defend the title to the same against all legal claims whatsoever. But the condition of this deed is such that, whereas the said Margaret Richards, who is a member of the said Association, and has received Eight hundred dollars in advance from it, being the full value of 4 shares of stock, 14th series, held by her in said Association, and for which she, with her husband, has this day executed their note for like sum to the said Association, bearing six per centum interest, payable in monthly instalments according to the tenor of this deed. Now, if the said Margaret Richards shall pay, or cause to be paid, to the said Rock City Building and Savings Association, its successors and assigns, the said sum of Eight hundred dollars, in monthly instalments of Eight dollars each on said 4 shares of stock, and interest thereon at the rate of six per centum, in monthly instalments of Four dollars, making a total of Twelve dollars due and payable without demand therefor on the first Saturdays of each and every month, and all fines and forfeitures assessed against her by said Association, until said shares shall have been fully paid, and further cause to be punctually paid all taxes and assessments, fire insurance, etc., upon the premises herein conveyed, and keep the same fully insured for the benefit of said Association, and fulfill and conform to all the requirements of the Constitution and By-Laws of said Association, then these presents shall be void. But if they the said Margaret Richards, 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 said

Lot on the West side of South College Street

Filed May 31, 1887.