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40 ft on Perkins St in Nancy & Claiborne Add

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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: Lot No. 429, in Nancy and Claiborne's Addition to Nashville, fronting forty (40) feet on Perkins Street, at the corner of Claiborne Street, and running back along Claiborne Street one hundred and fifty (150) feet; and being the same property conveyed to the said Jennie C. Kline by Mamie K. Denison, by deed dated 7th day of October, 1891, recorded in Book No. 70, page 321, Register's Office, to which reference is hereby made for further description and title. Said conveyors do hereby further convey and relinquish to the conveyee all their rights 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 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 unencumbered, and that they will forever warrant and defend the title to the same against all legal claims whatsoever. And the condition of this deed is such that, whereas the said Jennie C. Kline, who is a member of the said Association, and has received Eight hundred dollars in advance from it, being the full value of Twelve (12) shares of stock of said series, sold 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 cent per annum interest, payable in monthly installments according to the tenor of this deed. Now, if the said Jennie C. Kline 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 installments of Eight dollars each on said twelve shares of stock, and interest thereon at the rate of six per centum, in monthly installments of four dollars, making a total of Twelve dollars due and payable, without demand, therefor on the first Saturday 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, &c., upon the premises herein conveyed, and shall in all things duly regard for the benefit of said Association, and fulfill and perform all the requirements of its Constitution and By-Laws of said Association, then these presents shall be void. But if she, the said Jennie C. Kline, 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 two weeks' 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,