J.W. Braed
To
Deed
Nathan
Thompson

Registered Nov 23. 1903

For and in consideration of the sum of $205. two hundred and fifty Dollars paid and to be paid by Miss Susie Thompson as follows $50.00 Dollars cash the receipt of which is hereby acknowledged and for the rem under the said Susie Thompson and husband Nathan Thompson have executed their 2 promissory notes for $60.00 Dollars each of even date herewith payable to the order of J.W. Head and bearing six per cent interest from date with lien retained on the property hereon conveyed to secure their payment. The first one of said notes falls due August 1st 1903 and the others on the first day of each month thereafter until all are paid. We J.W. Braed + wife Mollie Braed J.M. Head + wife Minnie C. Head have bargained and sold and by these presents do transfer and convey unto the said Susie Thompson her heirs and assigns a certain tract or parcel of land in Davidson County State of Tennessee as follows Lot No 178 in the Buena Vista Heights addition to Nashville a plan of which is of record in book No 161 page 19 Register's office of Davidson Co. Tenn. Said lot No 178 fronts 50 feet on the north side of Spring Street and runs back between parallel lines 140 feet more or less to an alley. To have and to hold the said tract or parcel of land with the appurtenances and estate title and interest thereto belonging to the said Susie Thompson her heirs and assigns forever. And we do covenant with the said Susie Thompson that we are lawfully seized and possessed of said land in fee simple have a good right to convey it and the same is unincumbered except for 1903 Taxes which said Thompson will pay. And we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to said land to the said Susie Thompson her heirs and assigns against the lawful claims of all persons whomsoever. But this conveyance is upon the following conditions which are a part of the consideration thereof without which this conveyance would not have been made Viz: It is expressly agreed by and between the said Susie Thompson + husband Nath Thompson and J.W. Braed + wife Mollie Braed + J.M. Head + wife Minnie C. Head that if any of said notes shall at any time be unpaid either in whole or in part two months after maturity

J.W. Braed To Deed Nathan Thompson
Filed Nov 23 1903 at 11 M. Clerk & Master, Davidson Co. Tenn.
J. Shute Reg. D.C. Cummings Deputy Reg.

ace of the notes shall thereupon become due. The said Susie Thompson agrees to keep the Improvements on the property conveyed insured to the amount of 300.00 Dollars payable to the said J.W. Braed or holder of lien notes as collateral security to said notes and to pay all taxes when due and the said Susie Thompson further agrees that if she fails to keep the said Improvements insured or to pay any taxes as agreed the said J.W. Braed or the lawful holder of said notes may have the building insured or may pay the taxes and in either event the amount paid shall become part of the indebtedness secured by the lien herein reserved and shall bear interest from the date of payment. If the said Susie Thompson shall fail to repay any premium or taxes and interest within two months from the payment there of by the said J.W. Braed such failure shall render all of said notes due at the expiration of such time. The said Susie Thompson further agrees that if said notes become due upon any contingency herein before stated the said J.W. Braed or the lawful owner of said notes then unpaid after advertising once a week for at least three weeks in some newspaper published in Davidson County the first publication to be made at least twenty days before the sale shall have authority to sell the property conveyed by public auction at the South door of the Court House in Nashville Tennessee to the highest bidder for cash free from the right of redemption homestead and dower to execute a conveyance to the purchaser and to apply the proceeds of sale. First to the payment of any taxes that may be a lien on the property. Second to the payment of all expenses incident to advertising and selling. Third to the satisfaction of the indebtedness secured by said vendors lien and last any balance shall be paid to the said Susie Thompson or her legal representatives. The said Susie Thompson further agrees that the said J.W. Braed or holder of lien notes may execute the power of sale herein contained without giving bond or taking oath that the said J.W. Braed or the lawful owner of any of the notes herein retained may bid at any sale under said power and that if the said J.W. Braed or holder of lien notes become the purchaser the person holding the office of County Court Clerk for the