s' Wife Ada Burns pay me a monthly annuity of Two and One half (2.50 dollars during my Natural life & Emily Burns a widow hav bargained and sold and by these presents do bargain and convey unto the said James B. Burns & Wife Ada & their hirs and assigns a Certain tract or parcel of land in Davidson County State of Tennessee as follows. Being lot number one (1) of Block 5 of Charlotte Park Company's Second addition a plan of which is recorded in the Registers Office of Davidson County Tennessee in Book 57 pages 160 & 161 Said lot fronts fifty (50) on the South side of Charlotte Ave. and extends back Southwardly between parallel lines and with the West margin of D. Stout One hundred and fifty (150) feet to an alley twenty (20) feet wide. The said James B Burns & wife assumes and agree to pay the State and County Taxes for the year 1904. To Have and to Hold the said tract or parcel of land with the appurtenances estate title and interest there to belonging to the said James B. Burns & wife Ada Burns & their hirs and assigns forever. And I do Covenant with the said James B & Ada Burns that I am lawfully seized & possessed of said land and in fee simple have a good right to convey it and the same is unincumbered. And I Mrs Emily Burns do further Covenant and bind my self. my hirs and representatives to warrant and forever defend the title to said land to the said James B. Burns and wife Ada Burns and their hirs and assigns against the lawful Claims of all persons whomsoever. Witness My hand this 23rd day of March 1904

State Tennessee
Davidson County } Emily Burns

Personally appeared before me F P Lovell a Notary Public in and for said County the within named Emily Burns a widow the bargainor with whom I am personally acquainted and who acknowledged that she executed the annexed instrument for the purposes therein expressed Witness my hand at Office this 23 day of March 1904

Rec'd March 25th - 1904 at 9-16 A.M. Read F P Lovell
Notary Public

Ind. Lumber Co. to J. F. Williams Deed

Registered March 30 - 1904

For and in Consideration of the sum of $275.00 Two Hundred & Seventy Five Dollars. paid and to be paid as here in after set out Indiana Lumber Company by President & Secretary has sold and hereby conveys to J F Williams the following described property. situated in Davidson County Tennessee & Mt. Being Lot No (28) Twenty Eighth in E C Scruggs 1st Avondale addition a plan of which is of record in Book 161 page 13 R.O.D.C Said Lot 28

Fee-The within lien has been paid in full. This the 2nd day of April 1904. Indiana Lumber Co. per W. H. Edmondson Sec'y

fronts fifty (50) feet on South side of Grenwood Ave. and runs back between parallel lines 149 feet to an Alley being same lot conveyed to Ind. Co. by deed in Book 184 page 378 R.O.D.C. The said J. F. Williams in two agrees to pay the above consideration in monthly installments of ($12.50) Twelve & 50/100 Dollars each and 35 Monthly installments of ($7.00) Seven Dollars each and the last note of Five dollars with interest from date the first installment to be due and payable on the 20 day of October 1897 the next installment on the 20th day of each Month thereafter to secure payment of which a lien is hereby specially reserved upon said property and it is expressly understood and agreed that should the said J F Williams his hirs or assigns at any time be in default for 3 months in the payment one or more of said monthly installments then or any time after such default and until purchase Money with interest thereon shall have been paid the said Indiana Lumber Company, hirs or assigns shall have the right to enter and take possession of the property above described and any improvements thereon erected or made and shall be authorized to sell the said property above described after advertising once a week for four consecutive weeks in a News paper published at Nashville at public for Cash and free from the equity of redemption and all homestead or dower rights which are especially waived And the said Indiana Lumber Co. their hirs or assigns are authorized to make a deed in fee simple to the purchaser and they also specially permitted to bid at such Sale and the power here reserved to enter take possession and re-sell as above provided is made the express Condition upon which this Conveyance is made. With the proceeds of such sale the said Indiana Lumber Co their hirs or assigns as the case may be shall first pay taxes which may be due and a lien on the property then the Cost of the Sale in which may be included reasonable Attorneys fee which may accrue in taking legal advice in the premises or instituting or defending suits which may arise incident to this agreement or its enforcement They will then pay the balance of the purchase Money and interest which may be unpaid at the time and if any surplus shall remain in hand they shall pay it over to the said J F Williams or his hirs or assigns It is also specially agreed that the said hirs or assigns will keep said premises insured in a good reliable insurance Company for at least $— loss if any payable as interest may appear. To have and to hold to said J F Williams his hirs or assigns said premises forever And We Covenants that We are lawfully seized of said land have a good right to convey it and that it