Registers office Davidson County Tennessee

To Have and To Hold the said tract or parcel of land with the appurtenances Estate title and interest thereto belonging to the said Thomas Franklin & Annie Franklin their heirs and assigns forever. And I covenant with the said Thomas Franklin & Annie Franklin that I am lawfully seized and possessed of said property in fee simple, have a good right & power to convey the same and that it is unincumbered, except by a lien retained to the secure the payment of the Note which said Franklin & Annie assumes herein. And I covenant and bind myself my heirs and representatives to warrant and forever defend the title to said land to the said Thomas Franklin & Annie their heirs and assigns against the lawful claims of all persons whomsoever.

In witness whereof I have hereunto set my hand this the 11th day of May 1905

R Reich

State of Tennessee }
County of Davidson }

Personally appeared before me Jesse Cage a Notary Public in and for said State and County the within named R Reich an unmarried man the bargainor with whom I am personally acquainted, and acknowledged the Execution of the foregoing deed for the purposes therein Expressed

Witness my hand and official seal this the 12th day of May 1905

Jesse Cage
Notary Public

Seal

Filed for Record May 12, 1905 at 1 o'Clock P M

O.K.
B L & J M Hunt
R Reich
Thos Franklin

Registered May 12. 1905

For and in consideration of the sum of Five hundred dollars paid and to be paid by Thomas Franklin Jr and wife Annie Franklin as follows: Twenty five Dollars Cash, the receipt of which is hereby acknowledged and for the remainder Franklin and wife have Executed 47 promissory Notes for Ten and 1 for $15.00 dollars Each of even date herewith payable to the order of B L & J M Hunt and bearing Six per cent interest from date Feb 12. 1903. with lien retained on the property Herein Conveyed to secure their payment. The first one of said Notes falls due Nov 12. 1903. and the others Monthly thereafter until all are paid

We B L Hunt and wife Daisy Hunt J M Hunt and wife Nannie Hunt have bargained and sold and by these Presents do transfer and convey unto the said Thomas Franklin Jr and wife Annie Franklin Jr their heirs and assigns a certain tract or parcel of land in Davidson County

State of Tennessee as follows: Being Lot 45 in Falconers and Ashcrafts subdivision of Lots Nos 18 and 19 in the Boyd and McNairy Tract a plan of which is of record in Book 57 Page 121. R.O.D.C. Said Lot fronts 36 feet on the North side of Prospect St and runs back between parallel lines 106 feet to an alley being part of same property Convened to B L and J M Hunt by deed of B S Ashcraft of Record in Book 277 Page 525. R.O.D.C.

To Have and To Hold the said tract or parcel of land with the appurtenances Estate title and interest thereto belonging to the said Franklin and wife their heirs and assigns forever.

And we do Covenant with the said Franklin and wife 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

And we further Covenant and bind ourselves and heirs and representatives to warrant and forever defend the title to said land to the said Franklin and wife their 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 hereof without which this Conveyance would not have been made

It is Expressly agreed by and between the said Hunts and Franklin and wife that if any of said Notes shall at any time be unpaid either in whole or in part 6 Months after Maturity all of the Notes shall thereupon become due

The said Franklin and wife agree to Keep the House on the property Conveyed insured to the amount of Two hundred and fifty Dollars payable to the said B L and J M Hunt as Collateral security to said Notes, and to pay all Taxes when due, and the said Franklin and wife further agree that if they fail to Keep said House insured or to pay any taxes as agreed the said B L and J M Hunt or the Insured 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 Franklin and wife shall fail to repay any Premium or Taxes and interest within two Months from the Payment thereof by the said B L and J M Hunt such failure shall render all of said Notes due at the Expiration of such time.

The said Franklin and wife further agree that if said Notes become due upon any Contingency herein before stated the said B L & J M Hunt 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