STATE OF TENNESSEE)
DAVIDSON COUNTY) Personally appeared before me, J. M. Williams, Notary Public in and for said County, the within named J. M. McFerrin, Trustee the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purposes therein contained.

Witness my hand and official seal, at offic, this 19 day of August 1905.

(SEAL) J. M. Williams,

Com. expires 1907. Notary Pu lic.

REC'D JANUARY 24 1906 at 11. 10 o'clock A. M.

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REGISTERED JANUARY 24 1906.

A. H. Williams :
To / Deed :
Claude Smith : FOR AND IN CONSIDERATION of the sum of 100.00 One Hundred & no/100 Dollars, paid and to be paid by Claude Smith as follows: Thirty & no/100 Dollars cash the receipt of which is hereby acknowledged, and for the remainder the said Claude Smith has executed 1 promissory note for Seventy & no/100 Dollars of even date herewith, payable to the order of A. H. Williams with lien retained on the property herein conveyed to secure their payment. The said note falls due Sept 2 1906 thereafter, I, A. H. Williams, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Claude Smith his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Being lot 62 in the Buena Vista Heights Addition, said lot fronting 50 feet on the north side of Spring Street & running back in a northerly derection between parallel lines feet to and alley. See plan in Book 161 Page 19 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 Claude Smith his heirs and assigns, forever And I do covenant with the said Claude Smith that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself my heirs and representatives to warrant and forever defend the title to said land to the said Claude Smith his 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.:

The said Claude Smith to pay all taxes when due; and the said Claude Smith further agrees that if he fails to pay any taxes as agreed, the said A. H. Williams, or the lawful holder of said notes, 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 date of payment.

If the said Claude Smith shall fail to repay any premium or tax and interest within two months from the payment thereof by the said A. H. Williams such failure shall render

all of said notes due at the expiration of such time.

The said Claude Smith further agrees that if said note become due upon any contingency hereinbefore stated, the said A. H. Williams 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 authority to sell the property conveyed, by public auction, at the South door of the Courthouse in Nashville Tennessee, to the highest bedder, for cash, free from the rights 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 vendor's lien; and, last, any balance shall be paid to the said Claude Smith or his legal representatives. The said Claude Smith further agrees that the said A. H. Williams may execute the power of sale herein contained without giving bond or taking oath; that the said A. H. Williams, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said A. H. Williams becomes the purchaser, the person holding the office of County Court Clerk for said County shall have authority to convey the property to the said A. H. Williams, and the said Claude Smith further agrees that the purchaser may re-enter and take possession of the property without hindrance or delay.

In Witness Whereof, I hereunto set my signature, this 2 day of Sept 1905.

A. H. Williams.

As evedence of my ratification and acceptance of the foregoing terms and conditions, I Claude Smith join herein and subscribe my name hereto: This 2 day of Sept 1905.

Claude Smith.

STATE OF TENNESSEE)
DAVIDSON COUNTY) Parsonally appeared before me, J. M. McFerrin, a Notary Public in and for said County and State, the within named A. H. Williams & Claude Smith the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville Tennessee, this 2nd day of Sept 1905.

my Commission expires 1909. (SEAL) J. M. McFerrin

REC'D JANUARY 24 1906 at 11. 11 o'clock A. M. Notary Public.

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REGISTERED JANUARY 24 1906.

Park Marshall C. & M. et al :
To / Deed :
Frank Jones : THIS INDENTURE, made the Twenty Third day of January A. D. 1906 between Park Marshall, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, & David Jones & wife Susie Jones of Davidson County, Tenn. of the first part, and Frank Jones of Davidson County, State of Tennessee of the second