This Indenture, Made this 2ND day of AUGUST 1919, between J P RHINES AND WIFE MINNIE B RHINES, of the one part, and GUS SIMPSON AND WIFE SALONIA SIMPSON of the other part, witnesses: That J P RHINES AND MINNIE B RHINES have this day sold and hereby convey to GUS SIMPSON AND WIFE SALONIA SIMPSON------ for the consideration of ($1000.00) ONE THOUSAND --------- Dollars, paid and secured as hereinafter stated, the following described property, to wit: LOT NO 57 IN T M STEGARS FIRST SUBDIVISION OF THE ODD BARROW PLACE, PLAN NOT OF RECORD, ACCORDING TO THE CITY ATLAS, SAID LOT NO 57 FRONTS 53 FEET ON THE SOUTHERLY SIDE OF WEST HILL STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 28TH AVE NORTH FORMERLY BARROW AVENUE 125 FEET TO AN ALLEY IN THE REAR.

The entire debt secured herein having been paid in full to ... the lawful owner and holder ... thereof, I hereby release the lien on the within described property, held to secure the payment of said debt. This ... day of ... 192..
Attest: ... Deputy Reg.

The consideration aforesaid is paid and secured as follows: FIFTY DOLLARS ($50.00) CASH IN HAND PAID THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. AND FOR THE REMAINDER NINE HUNDRED AND FIFTY DOLLARS ($950.00) THE SAID GUS SIMPSON AND WIFE SALONIA SIMPSON HAVE ON THIS THE 2ND DAY OF AUGUST 1919. EXECUTED TO THE SAID J P RHINES THEIR SEVENTY SIX (76) PROMISSORY NOTES OF EVEN DATE HEREWITH.

THE FIRST ONE OF SAID NOTES FALL DUE IN THIRTY DAYS FROM DATE OR ON SEPTEMBER 2ND. 1919 AND OTHER NOTES EACH OF WHICH FALL DUE ON THE 2ND DAY OF EACH MONTH THEIR AFTER, UNTIL ALL OF SAID NOTES ARE PAID IN FULL.....

A lien is hereby specially reserved upon said property to secure the payment of said notes, and of any notes given in renewal thereof.

And as further security for the payment of said purchase money, it is agreed and contracted that, if the said GUS AND SALONIA SIMPSON---------- or THEIR heirs or assigns, should at any time be TWO months in default in the payment of any one or more of said notes, the said J P RHINES OR WIFE MINNIE B RHINES or THEIR heirs, personal representatives or assigns, shall have the right, and the power is expressly conferred and made a part of the consideration of this Deed, to declare all of said notes to have become due and payable, to enter upon and take possession of the property herein conveyed, and after advertising the time and place of sale, in the manner now required by law in cases of Judicial Sales, to sell same at public auction to the highest bidder, for cash, and free from the equity of redemption and all martial rights, receive the purchase money, and execute a deed in fee to the purchaser. From the date of the conveyance of said land, under such sale, said GUS SIMPSON AND WIFE SALONIA SIMPSON, and all persons holding under THEM, shall be the tenant or tenants of the purchaser, holding from month to month, at a rental of $8(EIGHT) per month, beginning with the day of the delivery of said Deed, payable monthly in advance, said tenancy to be terminated, at the option of said purchaser, upon ten days' notice prior to the expiration of any month.

With the proceeds of such sale, said J P RHINES AND WIFE MINNIE B RHINES or THEIR heirs, representatives or assigns, shall pay all taxes which are then a lien upon the property, all proper expenses of sale, including reasonable attorneys' fees necessarily incurred, and the residue in full of said purchase money and interest, and any overplus to the said GUS OR SALONIA SIMPSON---------- or THEIR representatives or assigns.

It is further contracted that the said GUS OR WIFE SALONIA SIMPSON, shall keep the buildings upon said land insured to the amount of $ 500.00, loss, if any, payable to J P RHINES as HIS interest may appear, and shall pay all taxes as they accrue; and if HE should fail to do either, the said J P RHINES may pay same and add the amount so paid to the next maturing note.

The said J P RHINES AND WIFE MINNIE B RHINES covenantS that THEY ARE lawfully seized and possessed of said property; that THEY haVE a good right to convey it, and that it is not encumbered; and said J P AND MINNIE B RHINES, further covenant and bindS THEMSELVES AND THEIR heirs and representatives, to warrant and defend the title to said property to the said. GUS SIMPSON AND WIFE SALONIA SIMPSON AND THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said J P RHINES AND WIFE MINNIE B RHINES------ and GUS SIMPSON AND WIFE SALONIA SIMPSON hereto set their hands the date above written.

J P RHINES
MINNIE B RHINES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. H. HAWKINS, a Notary Public in and for said County and State, the within named W RHINES AND WIFE MINNIE B RHINES-------

the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within ----- instrument for the purposes therein contained. And MINNIE B RHINES, wife of the said J P. RHINES, having personally appeared before me, privately and apart from HER husband, the said MINNIE B RHINES, acknowledged the execution of said INSTRUMENT to have been done by HER freely, voluntarily, and understanding, without compulsion or restraint from HER said husband, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE, Tenn., this 25 day of AUGUST 1919

SEAL W D HAWKINS
Notary Public.

US R S $ 1.00

RECEIVED THE 12TH DAY OF NOV A D 1920 AT 10:40 O CLOCK
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