No.82186. W.I.Hudson To Oscar Williams.

FOR AND IN CONSIDERATION of the sum of Eight hundred and fifty DOLLARS, paid and to be paid by Oscar Williams and wife, Sallie Williams, as follows: Fifty Dollars, cash, the receipt of which is hereby acknowledged, and for the remainder the said Oscar Williams and wife, Sallie Williams have executed eighty promissory notes, the principal of each being for $10.00; The first of said notes being for the amount of $10.00, the interest upon the whole sum or any part thereof from date until paid, the succeeding ones being for a sum less than the preceding notes, and of said notes bear interest all are

payable to the order of W.I.Hudson, the same date, February, 26, 1917, and bearing , with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due March 26th. 1917. and the others consecutively, on the 26th of each month. thereafter, until all are paid

We, W.I.Hudson and wife Minnie M.Hudson,

have bargained and sold, and by these presents do transfer and convey unto the said Oscar Williams and wife, Sallie Williams or their,

heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, as follows:

On the South side of Shelby Avenue, beginning at a point 150 feet east of the southeast corner of Shelby Avenue and 15th street, running thence Eastwardly and with the south margin of Shelby Avenue 50 feet, thence southwardly and at right angles 150 feet, to an alley, thence westwardly and at right angles and with the north margin of said alley 50 feet, thence northwardly and at right angles 150 feet to the beginning point on Shelby Avenue including a half interest in a well and the water located therein, on the dividing line between above described lot no.4 of the Edgefield Land Companys first subdivision and adjoining lot no.3 of the Edgefield Land Company's first subdivision on record in plan book 7, page 130, Registers Office of Davidson County, Tenn, and being the same property conveyed to W.I.Hudson, by deed recorded in book 489, page 500 R.O.D.C.

The said 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, given to secure the payment of said debt. This 27th day of Feb. 1917.

Attest: W.I.Hudson

Deputy Reg.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar Williams and wife, Sallie Williams, their heirs and assigns forever. And We, do covenant with the said Oscar Williams and wife, Sallie Williams, that are and lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

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 Oscar Williams and Sallie Williams, 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 thereof, without which this conveyance would not have been made, viz.:

It is expressly agreed by and between the said Oscar Williams and wife, Sallie Williams, and W.I. Hudson and wife, Minnie M. Hudson, that if any of said notes shall at any time be unpaid, either in whole or in part for six months after maturity, all of the notes shall thereupon become due.

The said Oscar Williams and wife Sallie Williams agree to keep the buildings on property conveyed insured to the amount of Six Hundred, Dollars, payable to the said W.I. Hudson and wife, as collateral security to said notes, and to pay all taxes when due; and the said Oscar Williams and wife Sallie Williams further agree that if they fail to keep the said property or buildings, insured, or to pay any taxes as agreed, the said W.I. Hudson and wife 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 Oscar Williams and wife, Sallie Williams, shall fail to repay any premium or taxes and interest within three months from the payment thereof by the said W.I. Hudson and wife such failure shall render all of said notes due at the expiration of such time.

The said Oscar Williams and wife, Sallie Williams further agree that if said notes become due upon any contingency hereinbefore stated, the said W.I. Hudson and wife, 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 Courthouse in Nashville, Tennessee, to the highest bidder, 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 Oscar Williams and wife Sallie Williams, or their legal representatives.

The said Oscar Williams and wife Sallie Williams, further agree that the said W.I. Hudson and wife Minnie M. Hudson, may execute the power of sale herein contained without giving bond or taking oath; that the said W.I. Hudson and wife, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said W.I. Hudson, and wife, 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 W.I. Hudson and wife, Minnie M. Hudson, and the said Oscar Williams and wife Sallie Williams further agree that the purchaser may re-enter and take possession of the property without hindrance or delay.

In Witness Whereof We have hereunto set our signatures this 26th day of February, 1917.

W.I. Hudson.

Minnie M. Hudson.

As evidence of our ratification and acceptance of the foregoing terms and conditions We, Oscar Williams and wife Sallie Williams join herein, and subscribe our names hereto.

This 26th day of February 1917.

Oscar Williams

Sallie Williams.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me J.A. Sharpe, a Notary Public in and for said County and State, the within named W.I. Hudson and wife, Minnie M. Hudson, the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And Minnie M. Hudson, wife of the said W.I. Hudson, having appeared before me, privately and apart from her husband, the said Minnie M. Hudson acknowledged the execution of the said instrument to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from her said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 26th day of Feby, 1917.

(Seal) J.A. Sharpe, Notary Public.

Received February 28, 1917 at 10:11 A.M.
Recorded March 6, 1917.