these presents do transfer and convey to the said R. W. Turner, Company incorperated, its successors and assigns, forever, the tract of land and improvements thereon hereinbefore described. To have and to hold the said tract of land with the appurtenances, estate, title and interest therebelonging to the said R. W. Turner Company its successors and assigns, forever, but this conveyance is made by me as trustee and not other wise. Witness my hand at NAshville, Tennessee, this 25th day of August, 1915.

I. L. Pendleton Trustee,

State of Tennessee, County of Davidson. Personally appeared before me P. G. Terry, a notary PUblicin and for said County and State, the within named O. L. Pendleton, trustee the bargainer, with whom I am personally acquainted and who acknowledged that he as trustee executes the annexed instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th, day of August, 1915.

.Seal P. G. Terry, Notary PUblic.

U. S. R. Stamps $3.00.

Received August 30, 1915. at 10;50 A. M.

Recorded SEptember 2, 1915.

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NO. 70073.

C. F. Sharpe et ux) TO/DEED Sherman Webster)

For and in consideration of the sum of ($850.00) eight hundred fifty and 00/100 dollars paid and to be paid by Sherman Webster as follows:- twenty five and 00/100 ($25.00) dollrs cash the receipt of which is hereby acknowledged, and for the remainder the said Sherman Webster has executed one hundred & two promissory notes for eight and 00/100 ($8.00) dollars each, of even date herewith and one note for nine and 00/100 ($9.00) dollars of even date, payable to the order of C. F. Sharpe with lien retained on the property herein conveyed to secure their payment The first one of said notes falls due August 15, 1913 and the others monthly thereafter until all are paid, we C. F. Sharpe and wife Olivia W SHarpe have bargained and sold, and by these presents do transfer and convey unto the said SHerman Webster, his heirs and assigns, a certain tract or parcel of landin DAvidson County, State of Tennessee as follows:- being lot number 6 in John Langhams Subdivision of the North Half of lot number 5 of the HArding Lytle Dower Tract, a plan of which subdivision is of record in Book number 57, page 91, of the Registers Office for Davidson County, Tennessee. Said lot number 6 fronts 50 feet on southerly side of Hermosa Street and runs back between parallel lines 160 feet more or less to an alley in the rear, being part of the same property transferred to me by deed of record in Book number 412, page 487 of the Registers Office for Davidson County, Tennessee. First one of said monthly payment notes is for the sum of $12.12 and each succeeding note respectively thereafter is for an amount 4 cents less than the preceeding note, thus making the (102)nd note for $8.08 and the 103rd note for ($9.04) none of these notes bear interest, as the interest is computed and added in the face of each note. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest therete belongin to the said Sherman Webster his heirs and assigns, forever. And we do covenant with the said Sherman Webster that we are lawfully seized and possessed of said land infee simple have a good right to convey it, and the same is unincumbered. 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 Sherman Webster his heirs and assigns, against the lawful claims of

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 26 day of Aug. 1914.
Attest: W. H. Crutcher C. F. Sharpe

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 C. F. SHarpe and wife Olivia W. Sharpe and Sherman Webster that if any of said notes shall at any time be unpaid, either in whole or in part two months after maturity, all of the notes shall thereupon become due. The said Sherman Webster agrees to keep the improvements on property conveyed insured to the amount of five hundred and 00/100 ($500.00) Dollars, payable to the said C. F. Sharpe as collateral security to said notes and to pay all taxes when due; and the said Sherman Webster further agrees that if he fails to keep the said improvements insured, or to pay any taxes as agreed, the said C. F. Sharpe 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 Sherman Webster shall fail to repay any premiums or taxes and interest within two months from the payment thereof by the said C. F. SHarpe such failure shall render all of said notes due at the expiration of such time. The said Sherman Webster further agrees that if said notes become due upon any contingency hereinbefore stated, the said C. F. Sharpe, 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 a t 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 of the property; Second:- to the payment of all expenses incident to advertising and selling; third:- to the satisfaction of the indebtedness secures by said venders lien; and last any balance shall be paid to the said Sherman Webster or his legal representatives. The said Sherman Webster further agrees that the said C. F. Sharpe may execute the power of sale herein contained without giving bond or taking oath; that the said C. F. Sharpe or the lawful owner of any of the notes herein secured, may bid at any sale under said power. and that if the said C. F. Sharpe 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 C. F. Sharpe; and the said Sherman Webster further agrees that the purchaser may re enter and take possession of the ppperty without hindrance or delay. In witness whereof we here unto set our signatures, this 15th day of July, 1913.

C. F. Sharpe

Olivia W. Sharpe

As evidence of my ratification and acceptance of the foregoing terms and conditions I, Sherman Webster join, and subscribe my name hereto. this 15th day of July. 1913.

State of Tennessee, Davidson County. Personally appeared before me T. W. Crutcher, a notary Public in and for said County and State, the within named C. F. Sharpe and wife Olivia W. Sharpe the bargainers, with whom I am personally acquainted andwho acknowledged that they executed the within instrument for the purposes therein contained. And Olivia W. Sharpe wife of the said C. F. Sharpe having appeared before me privately and apart from her said husband the said Olivia WL Sharpe acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly without compulsion or constraint from her husband and for the purposes therein expressed. Witness my hand and official seal at NAsh-