No. 70356, REGISTERED SEPTEMBEr 14th, 1915,
Carrie, Carrell. To Deed Samuel Hyde,

FOR AND IN CONSIDERATION of the sum of two hundred and twenty DOLLARS,
paid and to be paid by Samuel. Hyde, as follows:
one hundred and ten, Dollars, cash, the receipt of which is hereby acknowledged, and
for the remainder the said Samuel. Hyde,

have executed his / Eleven promissory notes for Ten
Dollars each, of even date herewith, payable to the order of
Carrie, Carrell , a widow, , and bearing six per cent interest from September 15, 1915 , with lien
retained on the property herein conveyed to secure their payment. The first one of said notes falls due Oct 15, 1915.
and the other one Every month in succession respectively, thereafter, until all are paid

I, Carrie, Carrell (an widow)
have bargained and sold, and by these presents do transfer and convey unto the said Samuel. Hyde Hyde
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Lying in civil District No 15 in what is known as Fairfield ~~Village~~ Village on Petway Ave Running back 72 feet, thence north 40 feet thence west 72 feet to said Petway Ave. thence 40 feet to the beginning, see Deed of carrie. Carrell Book 374, page 176 R.O.D.C. it being the same property conveyed to me by deed of Mrs Kate G. Jacobs, dated the 28th day of December 1911,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel. Hyde, his heirs and assigns forever. And I do covenant with the said Samuel. Hyde, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is enencumbered

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 Samuel. Hyde, 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:

It is expressly agreed by and between the said Carrie, Carrell and Said Samuel. Hyde, that if any of said notes shall at any time be unpaid, either in whole or in part, three months after maturity, all of the notes shall thereupon become due.

The said Samuel. Carrell. agrees to keep the buik Improvements on property conveyed insured to the amount of $150,00 Dollars, payable to the said W. H. Oden trustee, as collateral security to said notes, and to pay all taxes when due; and the said Samuel. Hyde an unmarried man, further agree that if he fail to keep the said Improvements insured, or to pay any taxes as agreed, the said Carrie. Carrell , 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 Samuel. Hyde shall fail to repay any premium or taxes and interest within three months from the payment thereof by the said Crrie, Carrell such failure shall render all of said notes due at the expiration of such time

The said Samuel Hyde, further agree s that it said notes become due upon any contingency hereinbefore stated, the said Carrie, Carrell or the lawful owner of said notes then unpaid, after advertising once a week for at least three weeks in some newspaper published in 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 Samuel Hyde, or his legal representatives

The said Samuel hyde further agree s that the said Carrie, Carrell may execute the power of sale herein contained without giving bond or taking oath; that the said Carrie, Carrell , or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said Note Holder 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 Purchaser , and the said Samuel Hyde, further agree 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 9th day of Sept 1915,
Witness, W, H. Oden,
Carrie, her X Mk Carroll

As evidence of my ratification and acceptance of the foregoing terms and conditions,
I Samuel Hyde, join herein, and subscribe my name hereto.
This 9th day of Sept 1915.
Samuel. Hyde,

The entire debt secured herein was paid and settled to the satisfaction of the within named Samuel Hyde on the 9th day of Sept 1915. W. H. Oden Trustee

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J, H. linebaugh, , a Notary Public in and for said County and State, the within named Crrie, carrell, a widow, and samuel. Hyde the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal, at Nashville Tennessee, this 9th day of Sept 1915.
U, S. Stamp. 50 cts
Seal J. H. Linebaugh, , Notary Public.

Received September 10th at 9,36 A. M. 1915,
By I.J.H.