NO. 22154

W. E. Edmonson)
To)
F. M. Millsaps)

For and in consideration of the sum of seven thousand ($7000.00) Dollars paid and to be paid to the undersigned W. E. Edmonson and wife, Ella M. Edmonson, by F. M. Millsaps as hereinafter set out, we the said W. E. Edmondson and wife, Ella M. Edmonson, have bargained and sold and by these presents, do hereby transfer and convey unto the said F. M. Millsaps his heirs and assigns, a certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows;- Being the southerly sixty (60) feet of lot No. 182 on the Belmont Land Company's plan of lots, called Belmont heights as of record in Book NO. 421, page 34 in the Register's office of said County. Said southerly part of said lot No. 182 fronts sixty (60) feet on the westerly side of Belmont Boulevard and runs back between parallel lines and with the northerly margin of Sweetbrier Avenue, one hundred and seventy five (175) feet, more or less, to an alley in the rear, and being the same property conveyed to the undersigned W. E. Edmonson by deed of Belmont Land Company, recorded in Book No. 447, page 351 in the Register's office of said County, to which reference is here made. To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said F. M. Millsaps, his heirs and assigns forever. Said F. M. Millsaps has paid in cash as part of said consideration the sum of three hundred ($300.00) dollars and for the balance of said consideration the said F. M. Millsaps has executed and delivered to the undersigned W. E. Edmonson his four promissory notes as follows:- One note for $1450.00 payable November 1st, 1917 and three notes for $1750.00 each, payable November 1st, 1918, November 1st, 1919, and November 1st, 1920, respectively, after date to the order of W. E. Edmonson. said notes are of even date herewith and are payable on or before the dates of their maturity, and bear interest at the rate of six per cent per annum, from date until paid and to secure their payment a lien is expressly retained on the property herein and hereby conveyed, until said notes with interest are paid in full. It is hereby agreed and understood and is a part of the consideration hereof that the said F. M. Millsaps shall assume the payment of all taxes assessed against the property herein and hereby conveyed for the year 1917. The said W. E. Edmonson and Ella M. Edmonson hereby covenant that they are seized and possessed of said real estate, have the right to convey it, and that the same is unincumbered, and warrant the title against the claims of all persons; but this conveyance is upon the following conditions which are a part of the consideration hereof, without which this conveyance would not be made, viz:- It is expressly agreed by and between the said W. E. Edmonson and wife, and F. M. Millsaps 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 F. M. Millsaps, agree to keep the buildings on the property conveyed insured to the amount of five thousand dollars, payable to the said W. E. Edmonson as collateral security, to said notes, and to pay all taxes when due; and the said F. M. Millsaps further agrees that if he fails to keep the said buildings insured, or to pay any taxes as agreed, the said W. E. Edmonson, 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 F. M. Millsaps shall fail to repay any premium or taxes and interest within two months from the payment thereof by the said grantor, or by the holder of the notes, such failure shall render all of said notes due at the expiration of such time. The said F. M. Millsaps

further agree that if said notes become due upon any contingency hereinbefore stated, the said W. E. Edmonson 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 expenses incident to advertising and selling, including reasonable attorney's fees. Third, to the satisfaction of the indebtedness secured by said vendors lien; and last, any balance shall be paid to the said F. M. Millsaps, or his legal representatives. The said F. M. Millsaps further agrees that the said power of sale may be executed without giving bond or taking oath; that the said W. E. Edmonson or the lawful owner of any of the notes herein secured may bid at any sale under said power; and that if the person who makes the sale becomes the purchaser, the person holding the office of County Court Clerk for said County, shall have authority to convey the property to the purchaser. And the said F. M. Millsaps further agrees that in, the event of a sale under the power herein reserved, he or any other person or persons holding through or under him shall thereupon at once become the tenant at will of the purchaser, subject to removal by process of unlawful detainer, and that he or they will pay the purchaser, the reasonable rental value of the premises for the time intervening between the sale and taking possession, and that he or they will at any time give possession on demand of the purchaser. In witness whereof, we said conveyors, here unto set our signatures, this 24th day of February 1917.

W. E. Edmonson

Ella M. Edmonson

As evidence of my ratification and acceptance of the foregoing terms and conditions, I, F. M. Millsaps join herein, and subscribe my name hereto this 24th day of February 1917.

F. M. Millsaps

State of Tennessee, Davidson County. Personally appeared before me, Frank A. Smith, a Notary Public in and for said County and State, the within named W. E. Edmonson and wife, Ella M. Edmonson and F. M. Millsaps, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And Ella M. Edmonson, wife of the said W. E. Edmonson, having appeared before me, privately and apart from her husband, the said W. E. Edmonson 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, Tenn.. Tennessee, this 24th day of February 1917 .

Seal Frank A. Smith, Notary Public.

Received Feb. 26, 1917 at 2;07 P.M.

Recorded Mar. 1, 1917

//

NO. 82083

N. W. M. Life, Ins. CO)
Release)
Sallie G. Buchanan)

Knew all men by these presents, that whereas, on the fifteenth day of April 1902, SAllie G. Buchanan and Robert G. Buchanan her husband, Winder G. Buchanan and Aggie M. Buchanan his wife, and Robert M. Buchanan and Thomas W. Buchanan, both unmarried, all of the