FOR AND IN CONSIDERATION of the sum of SIX HUNDRED ($600) DOLLARS, paid and to be paid by JANIE HYDE as follows: FIFTY SIX ($56.00) Dollars, cash, the receipt of which is hereby acknowledged, and for the remainder the said JANIE HYDE has executed 60 promissory notes for ONE ($1.00) Dollars each, of even date herewith, payable to the order of LAURA J. COLEMAN, and bearing six per cent interest from and after date, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due NOVEMBER 1ST, 1918 and the others one THE FIRST OF EACH MONTH thereafter until all are paid WM COLEMAN AND WIFE LAURA J COLEMAN have bargained and sold, and by these presents do transfer and convey, unto the said JANIE HYDE HER heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BEING IN THE 6TH (FORMERLY 9TH) CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE. BEING LOT NO. 3 OF BLOCK NO. 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF THE CUMBERLAND NURSERIES, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK NO. 161, PAGE 35 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID LOT NO. 3 FRONTS 45 FEET ON WESTERLY SIDE OF FOSTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. IT IS HEREBY UNDERSTOOD THAT WELL LOCATED ON LOT NO. 2 IS JOINT PROPERTY OF OWNERS OF LOTS NOS. 2 AND 3, THEY TO KEEP SAME IN REPAIR JOINTLY AND NO ONE IS TO USE SAME EXCEPT OWNERS OF LOTS 2 AND 3 OR THEIR TENANTS WITHOUT THEIR CONSENT

To Have and to Hold the said tract or parcel of laid, with the appurtenances, estate, title, and interest thereto belonging, to the said JANIE HYDE HER heirs and assigns, forever. And WE do covenant with the said JANIE HYDE that WE ARE lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

And WE do further covenant and bind OUR SELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said JANIE HYDE HER heirs and assigns, against the lawful claims of all persons whomsoever.

But the 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 WM COLEMAN AND WIFE LAURA J COLEMAN and JANIE HYDE that if any of said notes shall at any time be unpaid, either in whole or in part, 3 months after maturity, all of the notes shall thereupon become due.

The said JANIE HYDE agrees to keep the RESIDENCE on property conveyed insured to the amount of THREE HUNDRED ($300.00) Dollars, payable to the said LAURA J. COLEMAN as collateral security to said notes, and to pay all taxes when due; and the said JANIE HYDE further agrees that if SHE fails to keep the said RESIDENCE insured, or to pay any taxes as agreed, the said LAURA J. COLEMAN, 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 JANIE HYDE shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said LAURA J. COLEMAN, such failure shall render all of said notes due at the expiration of such time.

The said JANIE HYDE further agrees that if said notes become due upon any contingency hereinbefore stated, the said LAURA J. COLEMAN, 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 JANIE HYDE, or HER legal representatives.

The said JANIE HYDE further agrees that the said LAURA J. COLEMAN, may execute the power of sale herein contained without giving bond or taking oath; that the said LAURA J. COLEMAN, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said LAURA J. COLEMAN 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 LAURA J. COLEMAN; and the said JANIE HYDE further agrees that the purchaser may enjoy and take possession of the property without hindrance or delay. IN THE EVENT OF A SALE OF SAID PROPERTY UNDER AND BY VIRTUE OF THIS DEED, THEN THE SAID JANIE HYDE AND ALL PERSONS HOLDING UNDER HER SHALL BE AND BECOME THE TENANTS AT WILL OF THE PURCHASER OF THE SAME, FROM AND AFTER THE EXECUTION AND DELIVERY OF A DEED TO SUCH PURCHASER, SAID TENANCY TO BE DETERMINED AT THE OPTION OF SAID PURCHASER UPON FIVE DAYS WRITTEN NOTICE.

In Witness Whereof, WE hereunto set OUR signature, this 13TH day of SEPTEMBER, 1918

WM COLEMAN

LAURA J. COLEMAN

As evidence of MY ratification and acceptance of the foregoing terms and conditions, I JANIE HYDE join herein and subscribe MY name hereto.

This 13TH day of SEPTEMBER, 1918

JANIE HYDE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, O. M. MINCY, a Notary Public in and for said County and State, the within-named WM COLEMAN AND WIFE LAURA J. COLEMAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And LAURA J. COLEMAN WIFE of the said WM COLEMAN having appeared before me, privately and apart from HER husband, the said LAURA J. COLEMAN, acknowledged the execution of the said instrument to have been done by HER 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 13TH day of SEPT. 1918

SEAL - O. M. MINCY, Notary Public.

U. S. REVENUE STAMPS $1.00

RECEIVED SEPT. 17, 1918- 10:20 A. M.