J. W. GRANT, ET UX., TO DEED, WILLIAM JOHNSON, ET UX.

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND, FOUR HUNDRED ($1400) DOLLARS, paid and to be paid by WILLIAM JOHNSON & WIFE BESSIE JOHNSON, as follows: ONE HUNDRED, FOUR ($104) Dollars, cash, the receipt of which is hereby acknowledged, and for the remainder the said WILLIAM JOHNSON AND WIFE BESSIE JOHNSON

have executed 108 promissory notes for THE SUM OF TWELVE (12)

Dollars each, of even date herewith, payable to the order of J. W. GRANT, and bearing six per cent interest from MARCH 10TH, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due TEN (10) APRIL NEXT and the others FALL DUE ON THE TENTH OF EACH MONTH thereafter, until all are paid

WE, J. W. GRANT AND WIFE A. IDA GRANT,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM JOHNSON AND WIFE BESSIE JOHNSON THEIR heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BAING PART OF LOT NO. 29, IN JOHN NELSON'S PLAN OF LOTS RECORDED IN BOOK NO. 21, PAGE 182, R. O. D. C. SAID LOT FRONTS THIRTY (30) FEET ON THE WEST SIDE OF MARKET STREET, NOW SECOND AVE. SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED, THIRTY-SIX (136) FEET MORE OR LESS TO AN ALLEY; BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO J. W. GRANT BY DEED OF ISAAC L. MOORE AND WIFE FRANCES L. MOORE AS OF RECORD IN BOOK NO. 290, PAGE 337, R. O.D. C.

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 ... day of ... 192..

Attest: ... 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 WILLIAM JOHNSON AND WIFE BESSIE JOHNSON, THEIR heirs and assigns forever. And WE do covenant with the said WILLIAM JOHNSON AND WIFE BESSIE JOHNSON that WE 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 WILLIAM JOHNSON AND WIFE BESSIE JOHNSON, 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 J. W. GRANT AND WIFE, A. IDA GRANT, and WILLIAM JOHNSON AND WIFE BESSIE JOHNSON, that if any of said notes shall at any time be unpaid, either in whole or in part, THREE (3) months after maturity, all of the notes shall thereupon become due.

The said WILLIAM JOHNSON AND WIFE BESSIE JOHNSON agree to keep the BUILDINGS on property conveyed insured to the amount of ONE THOUSAND ($1000) Dollars, payable to the said J. W. GRANT & WIFE as collateral security to said notes, and to pay all taxes when due; and the said WILLIAM JOHNSON AND WIFE, further agree that if THEY fail to keep the said BUILDINGS insured, or to pay any taxes as agreed, the said J. W. GRANT, 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 WILLIAM JOHNSON AND WIFE shall fail to repay any premium or taxes and interest within THREE (3) months from the payment thereof by the said J. W. GRANT, such failure shall render all of said notes due at the expiration of such time.

The said WILLIAM JOHNSON AND WIFE, further agree that if said notes become due upon any contingency hereinbefore stated, the said J. W. GRANT, 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 WILLIAM JOHNSON AND WIFE, or THEIR legal representatives.

The said WILLIAM JOHNSON AND WIFE further agree that the said J. W. GRANT, may execute the power of sale herein contained without giving bond or taking oath; that the said J. W. GRANT, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said J. W. GRANT, 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 J. W. GRANT, and the said WILLIAM JOHNSON AND WIFE BESSIE JOHNSON further agree that the purchaser may re-enter and take possession of the property without hindrance or delay.

In Witness Whereof, WE hereunto set OUR signature, this 10TH day of MARCH, 1919

J. W. GRANT,

FAMIE DEMBEY. A. IDA GRANT,

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE, WILLIAM JOHNSON & WIFE BESSIE JOHNSON join herein, and subscribe OUR names hereto.

This 10TH day of MARCH, 1919.

WILLIAM "X" JOHNSON, HIS MARK,
BESSIE JOHNSON "X" HER MARK,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. N. LANGSTON, a Notary Public in and for said County and State, the within named J. W. GRANT AND WIFE A. IDA GRANT, AND WILLIAM JOHNSON AND WIFE BESSIE JOHNSON, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And A. IDA GRANT AND BESSIE JOHNSON, WIVES of the said J. W. GRANT AND WILLIAM JOHNSON, having appeared before me, privately and apart from THEIR husband S the said A. IDA GRANT AND BESSIE JOHNSON, acknowledged the execution of the said DEED instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband S, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE, Tennessee, this 10TH day of MARCH, 1919.

C. N. LANGSTON, (SEAL), Notary Public.

U. S. REV. STAMP $1.50

RECEIVED 13TH DAY OF MARCH A. D. 1919 AT 3-01 P. M.