J M CLARK TO L L DENNIS

FOR AND IN CONSIDERATION of the sum of ($1200.00) SIXTEEN HUNDRED..... DOLLARS,

paid and to be paid by L L DENNIS as follows:

TWO HUNDRED AND FIFTY Dollars, cash, the receipt of which is hereby acknowledged, and

for the remainder the said L L DENNIS

has executed 68 promissory notes for TWENTY WITH INEADDED TO FACE OF NOTE,

Dollars each, of even date herewith, payable to the order of

J M CLARK, with lien

retained on the property herein conveyed to secure their payment. The first one of said notes falls due MAY 2 1919

and the others 2ND DAY OF EACH AND EVERY MONTH. thereafter, until all are paid

J M CLARK AND WIFE PURVIS CLARK

have bargained and sold, and by these presents do transfer and convey unto the said L L DENNIS

heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

LOT NO. 498 ON THE PLAN OF GRANDVIEW HEIGHTS AS ON RECORD IN BOOK NO 161, PAGES 14 AND 15 REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO 498 FRONTS 50 FEET ON THE EASTERLY SIDE OF CALDWELL AVENUE AND RUNS BACK 150 FEET TO AN ALLEY.

The entire debt secured herein having been paid in full to [illegible] the lawful owner and holder thereof, I hereby release the lien on the within described property, held to secure the payment of said debt. Witness my hand this [illegible] day of [illegible] 1920

Attest: [illegible] Deputy Reg.

Paul D. Rucker
By [illegible] Deputy Reg.

The entire debt secured herein having been paid in full to [illegible] the lawful owner and holder thereof, I hereby release the lien on the within described property, held to secure the payment of said note. This [illegible] day of [illegible] 1920

Attest: WEST BRYSON, Register
By [illegible] D.C. Walker
Deputy Register

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L L DENNIS, heirs and assigns forever. And WE do covenant with the said L L DENNIS, that IT IS, 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, heirs and representatives to warrant and forever defend the title to said land to the said L L DENNIS, 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 L L DENNIS, and J M CLARK, 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 L L DENNIS, agreed to keep the BUILDINGS (INSURANCE) on property conveyed insured to the amount of ($1200.00) TWELVE HUNDRED Dollars, payable to the said J M CLARK as collateral security to said notes, and to pay all taxes when due; and the said L L DENNIS further agree that if fail to keep the said BUILDINGS insured, or to pay any taxes as agreed, the said J M CLARK, 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 L L DENNIS, shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said J M CLARK such failure shall render all of said notes due at the expiration of such time.

The said L L DENNIS, further agree that if said notes become due upon any contingency hereinbefore stated, the said J M CLARK, 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 L L DENNIS or HIS legal representatives.

The said L L DENNIS, further agree that the said J M CLARK may execute the power of sale herein contained without giving bond or taking oath; that the said J M CLARK, 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 M CLARK 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 M CLARK and the said L L DENNIS further agree that IN THE EVENT OF A SALE OF SAID PROPERTY UNDER AND BY VIRTUE OF THIS DEED, THEN THE SAID L L DENNIS, AND ALL PERSONS HOLDING UNDER DEED 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 SUCHPURCHASER, SAID TENANCY TO BE DETERMINED AT THE OPTION OF SAID PURCHASER UPON FIVE DAYS WRITTEN NOTICE..... 8TH APRIL 1919

In Witness Whereof, WE hereunto set OUR signature, this day of

J M CLARK

PURVIS CLARK

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, L L DENNIS AND WIFE ODEL DENNIS join herein, and subscribe OUR names hereto.

This 8TH day of APRIL 1919

L L DENNIS

ODEL DENNIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, B R KENNEDY, a Notary Public in and for said County and State, the within named J M CLARK AND WIFE, PURVES CLARK, L L DENNIS AND WIFE ODEL DENNIS the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And PURVES CLARK AND ODEL DENNIS, WIVES of the said J M CLARK AND L L DENNIS RESPECTIVELY having appeared before me, privately and apart from THEIR husband, the said PURVES CLARK AND ODEL DENNIS, acknowledged the execution of the said instrument to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE Tennessee, this 8TH day of APRIL 1919

SEAL B R KENNEDY Notary Public.

US R 50 $2.00

RECEIVED THE 5TH DAY OF MARCH A D 1920 AT 2:57 O CLOCK P M

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