WM COLEMAN TO BESSIE E GRUBBS

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED ($ 600.00) DOLLARS, paid and to be paid by BESSIE E GRUBBS, as follows: ONE HUNDRED AND SIXTY ($160.00) Dollars, cash, the receipt of which is hereby acknowledged, and for the remainder the said X BESSIE E GRUBBS, ha S executed 22 promissory notes for TWENTY ($20.00) Dollars each, of even date herewith, payable to the order of WM COLEMAN, and bearing six per cent interest from MAY 5TH 1920, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due JUNE 5TH, 1920 and the others ONE(1) THE 5TH OF EACH MONTH thereafter, until all are paid WE WM COLEMAN AND WIFE LAURA J COLEMAN have bargained and sold, and by these presents do transfer and convey unto the said BESSIE E GRUBBS, 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 SAID COUNTY IN PATTERSONS SUBDIVISION OF MAPLE HILL A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 75 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING LOTS NUMBER 41 AND 42 IN ABOVE SUBDIVISION FRONTING 50 FEET EACH ON SOUTH SIDE OF MC IVER STREET AND RUNNING BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY IN THE REAR. THE WESTERLY LINE OF LOT NO 41 RUNNING PARALLEL WITH MEAD AVENUE.....

The entire debt secured herein having been paid in full to date 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 3 day of June 1920

WM Coleman

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BESSIE E GRUBBS, HWE heirs and assigns forever. And WE do covenant with the said BESSIE E GRUBBS, that WE ARE 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 BESSIE E GRUBBS, 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 WM COLEMAN and BESSIE E GRUBBS, that if any of said notes shall at any time be unpaid, either in whole or in part, 6 months after maturity, all of the notes shall thereupon become due.

The said BESSIE E GRUBBS, agree to keep the $ on property conveyed insured to the extent of Dollars, payable to the said as collateral security to said notes, and to pay all taxes when due; and the said BESSIE E GRUBBS, further agree that if SHE fail $ to keep the said insured, or to pay any taxes as agreed. the said WM COLEMAN, or the lawful holder of said notes may have the buildings so 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 BESSIE E GRUBBS shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said WM COLEMAN such failure shall render all of said notes due at the expiration of such time.

The said BESSIE E GRUBBS, further agree that if said notes become due upon any contingency hereinbefore stated, the said WM 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 BESSIE E GRUBBS, or HER legal representatives.

The said BESSIE E GRUBBS, further agree S that the said WM COLEMAN may execute the power of sale herein contained without giving bond or taking oath; that the said WM 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 WM 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 WM COLEMAN, and the said BESSIE E GRUBBS further agree S that the purchaser may re-enter and take possession of the property without hindrance or delay THAT IN THE EVENT OF A SALE OF SAID PROPERTY UNDER AND BY VIRTUE OF THIS DEED, THEN THE SAID BESSIE E GRUBBS 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 signatureS, this 5TH day of MAY 1920

WM COLEMAN

LAURA J COLEMAN

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

This 5TH day of MAY 1920

BESSIE E GRUBBS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W E HARWOOD, a Notary Public in and for said County and State, the within named WM COLEMAN HIS WIFE LAURA J COLEMAN AND BESSIE E GRUBBS, 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 HER said husband, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE Tennessee, this 5TH day of MAY 1920

SEAL W E HARWOOD Notary Public.

US R S $ 1.00

RECEIVED THE 10TH DAY OF MAY A D 1920 AT 10:54 O CLOCK A M

MA