No. 23826 REGISTERED

LUCY B. COOPER, & NOAH W. COOPER TO CLAUDE KELSO ET AL

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED DOLLARS,

paid and to be paid by CLAUDE KELSO AND WIFE as follows:

ONE HUNDRED Dollars, cash, the receipt of which is hereby acknowledged, and

for the remainder the said CLAUDE KELSO AND WIFE PEOYLENA KELSO.

ha VE executed THEIR SIX promissory notes for $12.00 EACH & ONE FOR $4.00

Dollars each, of ~~even~~ date herewith payable to the order of (MAY 1, 1920.)

LUCY B. COOPER, and bearing six per cent interest from THEIR DATE MAY 1, 1920, with lien

retained on the property herein conveyed to secure their payment. The first one of said notes falls due JUNE 1, 1920.

and the others ONE ON THE FIRST OF EACH SUCCEEDING MONTH thereafter, until all are paid

I, LUCY B. COOPER WIFE OF NOAH COOPER,

have bargained and sold, and by these presents do transfer and convey unto the said CLAUDE KELSON AND WIFE

PAOMLENA KELSO THEIR,

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

FRONTING FORTY (40) FEET ON THE SOUTH SIDE OF ARGYLE AVENUE IN NASHVILLE, TENNESSEE AND RUNNING BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY BEING COMPOSED OF 20 FEET OFF THE WEST KINE SIDE OF LOT NO 14 AND 10 FEET OFF THE EAST SIDE OF LOT NO 13 IN JONES SUBDIVI SION OF JONES & DUDLEY'S ADDITION AS PER RECORD IN BOOK NO 57 PAGE 147 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENN. AND BEING THE SAME DEEDED TO LUCY B. COOPER KNB WIFE OF NOAH W. COOPER BY DEED OF RECORD IN BOOK 519 PAGE 385 OF SAID REGISTERS OFFICE THE FRAME HOUSE ON SAID LOT BEING CITY NO 1017 FAIRVIEW AVE OR ARGYLE AVE. NOAH W. COOPER JOINS HEREIN TO RELEASE ALL HIS INTEREST IN SAID LOT AS HUSBAND OF LUCY B. COOPER.

The entire debt secured herein having been paid in full to the lawful owner thereof, the holder thereof hereby releases the lien on the within described property, held to secure the payment of said debt. This 6 day of May 1920.

Attest: S. W. Mackie, Deputy Reg.

Noah W. Cooper

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said

CLAUDE KELSO AND WIE PEOYLENA KELSO THEIR

heirs and assigns forever. And I do covenant with the said KELSONAMDWIFE that I AM

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

SAVE ALL TAXES FOR 1920 WHICH KELSO & WIFE AGREE TO PAY.

And I do further covenant and bind MYSELF heirs and representatives to warrant and forever

defend the title to said land to the said KELSO AND WIFE 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 LUCY B. COOPER

and CLAUDE KELSO AND WIFE

that if any of said notes shall at any time be unpaid, either in whole or in part, 2 months after maturity, all of the notes shall thereupon become due.

The said KELSO AND WIFE, agree to keep the HOUSE,

on property conveyed insured to the amount of 600 Dollars, payable to the said

LUCY B. COOPER as collateral security to said notes, and to pay all taxes when due;

and the said KELSO AND WIFE, further agree that if THEY fail to keep the

said HOUSE, insured, or to pay any taxes as agreed, the said

COOPER, 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 KELSO AND WIFE,

shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said

COOPER, such failure shall render all of said notes due at the expiration of such time.

The said KELSO AND WIFE, further agree that if said notes become due upon any

contingency hereinbefore stated, the said COOPER, the majority 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

KELSO AND WIFE, or THEY legal representatives.

The said KELSO AND WIFE, further agree that the said

COOPER (LUCY B.) may execute the power of sale herein contained without giving

bond or taking oath; that the said LUCY B. COOPER, or the lawful owner of any of the notes

herein secured, may bid at any sale under said power; and that if the said COOPER

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 COOPER and the said KELSO AND WIFE,

further agree that [illegible] THAT IN EVENT OF A SALE OF THE PROPERTY UNDER AND BY VIRTUE OF THESS DEED THEN THE SAID KELSO AND WIFE AND ALL PERSONS HOLDING UNDETR THEM 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 THE PURCHASER OF THE SAME FROM AND AFTER FIVE DAYS WRITTEN NOTICE.

In Witness Whereof, WE hereunto set OUR signatures, this day of APRIL, 1920.

NOAH W. COOPER,

LUCY B. COOPER

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE CLAUDE KELSO

AND WIFE PEOYLENA join herein, and subscribe OUR names hereto.

This day of CLAUSE KELSON

PEARL LENA KELSO

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CLAUDE KELSO AND WIFE PEARL LENA KELSO, a Notary Public in and for said County and State, the within named PEARL LENA KELSO AND WIFE PEARL LENA KELSO, & NOAH W. COOPER AND WIFE LUCY B. COOPER the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And PEARL LENA KELSO AND LUCY B. COOPER WIVES, RESPECTIVELY.

of the said CLAUDE KELSO AND NOAH W. COOPER,

having appeared before me, privately and apart from THEIR RESPECTIVE husband S, the said PEARL LENA KELSO AND LUCY B COOPER,

acknowledged the execution of the said instrument to have been done by EACH OF THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR RESPECTIVE said husband S, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE, Tennessee, this 23 day of APRIL, 1920

(SEAL) M. E. DUNAWAY, Notary Public.

U.S.R. $1.00)

RECEIVED THIS THE 26TH DAY OF APRIL A.D. 1920, AT 2:10 O'CLOCK P.M.

M.B.T