No. 19707. REGISTERED,

F.M. TEMPLE AND ET UX., TO W.B. TEMPLE, ET UX

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN HUNDRED FIFTY ($2750.00) AND 00/100 DOLLARS, paid and to be paid by W.B.TEMPLE AND WIFE MINNIE LOUISE TEMPLE, as follows: EIGHT HUNDRED ($800.00) AND 00/100 Dollars, cash, the receipt of which is hereby acknowledged, and for the remainder the said W.B.TEMPLE AND WIFE MINNIE LOUISE TEMPLE HAVE EXECUTED THEIR ONE PART OF MISSORY NOTES, OF EVEN DATE HEREWITH FO $200 COPAYABLE ON OR BEFORE SIX MONTHS FROM DATE HEREOF WITH INTEREST AND FOR THE BALANCE $1750.00 D. F.M. TEMPLE AND WIFE ELLA FLORENCE TEMPLE HAVE EXECUTED THEIR 17 PROMISSORY NOTES, FOR $102.50 EACH AND THEIR ONE NOTE FOR $37.50 OF EVEN DATE, HEREWITH PAYABLE MONTHLY TO THE ORDER OF F.M.TEMPLE, AND ELLA TEMPLE, WITH ha.. executed promissory notes for

Dollars each, of even date herewith, payable to the order of , and bearing six per cent interest from , with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due and the others thereafter, until all are paid have bargained and sold, and by these presents do transfer and convey unto the said heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, as follow:

INTEREST, FROM DATE HEREOF, TO SECURETHE PAYMENT OF THE SAID NOTES AND INTEREST, A LIEN ISHERE BY EXPRESSL Y RESERVED ANDREAIN RETAINED ON THE PROPERTY HEREINAFTER DESCRIBED, THE FIRST ONEOF-- OF THE SAID 78 NOTES, FALLS DUE ONOR BEFORE SEPTEMBER, 10, 1920, AND THE OTHERS ONE ON THE 10TH DAY OFEACH SUBSEQUENT, MONTH, THEREAFTER UNTIL ALL ARE PAID. WE F.M. TEMPLE, AND WIFE, FLORENCE, TEMPLE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. B. TEMPLE AND WIFE MINNIE LOUISE TEMPLE, AND TO THE SUR VIVOR HIS HER OR THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, IN DAVIDSONC OUNTY STATE OF TENNESSEE AS FOLLOWS; BEING LOT NO 17 IN THE B.F.BROW'NS SUBDIVISION OF THE RAINS SPRING PROPERTY A PLAN OF WHICH IS RECORDED IN BOOK NO 57, PABE 115, INTHE REGISTER'S OFFICE OF SAID COUNTY. SAID LOT NO 17, FRONTS 50 FEET ON THE EAST, SIDE OF RAINS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO, F.M. TEMPLE, AND WIFE ELLA FLORENCE TEMPLE, BY DEED FROM B.H. EASON, AND WIFE ANNIE EASON, OF RECORD IN BOOK 512, PAGE 149, R.OD.C.TO WHICH REFERENCE IS MADE.

F.M. Temple

Received for record this 21st day of August 1920 at 10:52 A.M. and duly recorded in Book 1920 Page 314 Davidson County Records. Witness my hand and official seal. Ed. Hall Register By [illegible] D.C.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W.B.TEMPLE, AND WIFE, MINNIE LOUISE TEMPLE, AND TO THE SURVIVOR HIS HER OR THEIR, heirs and assigns forever. And WE do covenant with the said W.B.TEMPLE AND MINNIE LOUISE TEMPLE, 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 W.B.TEMPLE AND MINNIE LOUISE TEMPLE, 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 F.M. TEMPLE AND WIFE, ELLA FLORENCE TEMPLE, and W.B.TEMPLE AND WOFE, MINNIE LOUISE TEMPLE, 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 W.B.TEMPLE AND MINNIE LOUISE TEMPLE, agree to keep the BUILDINGS, on property conveyed insured to the amount of EIGHTEE N HUNDRED ($1800.00) AND 00/100 Dollars, payable to the said F.M. AND ELLA FLORENCE TEMPLE, as collateral security to said notes, and to pay all taxes when due; and the said W.B.EMPLE AND MINNIE LOUISE TEMPLE, further agree that if THEY fail to keep the said BUILDINGS, insured, or to pay any taxes as agreed, the said F.M.TEMPLE AND ELLA FLORENCE TEMPLE, 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 W.B. TEMPLE AND MINNIE LOUISE TEMPLE, shall fail to repay any premium or taxes and interest within TWO, months from the payment thereof by the said F.M. TEMPLE AND ELLA FLORENCE TEMPLE, such failure shall render all of said notes due at the expiration of such time.

The said W.B. TEMPLE AND MINNIE LOUISE TEMPLE, further agree that if said notes become due upon any contingency hereinbefore stated, the said F.M. TEMPLE AND ELLA FLORENCE TEMPLE 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 W.B.TEMPLE AND MINNIE LOUISE TEMPLE, or THEIR, legal representatives.

The said W.B.TEMPLE AND WIFE MINNIE LOUISE TEMPLE, further agree that the said F.M. TEMPLE AND ELLA FLORENCE TEMPLE, may execute the power of sale herein contained without giving bond or taking oath; that the said F.M.TEMPLE AND ELLA FLORENCE TEMPLE, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said F.M. TEMPLE AND WI. FLORENCE TEMPLE, 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 F.M. TEMPLE AND ELLA FLORENCE TEMPLE, and the said W.B.TEMPLE AND MINNIE LOUISE TEMPLE 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 S, this 10TH day of AUGUST, 1920

F.M TEMPLE.

ELLA FLORENCE TEMPLE,

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE THE UNDERSIGNED, join herein, and subscribe OUR name hereto.

This 10TH day of AUGUST, 1920

W.B.TEMPLE,

MINNIE LOUISE TEMPLE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.B.BALLARD, a Notary Public in and for said County and State, the within named F.M.TEMPLE AND WIFE, ELLA FLORENCE TEMPLE, AND W. B.TEMPLE, ANDMINNIE LOUISE TEMPLE, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ELLA FLORENCE TEMPLE, AND MINNIE LOUISE TEMPLE, WIVES, of the said F.M.TEMPLE AND W.B. TEMPLE, having appeared before me, privately and apart from THEIR husband S, the said ELLA FLORENCE TEMPLE, AND MINNIE LOUISE TEMPLE, 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 S, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE, Tennessee, this 17 day of AUGUST, 1920,

U.S. REV STAMPS, $5.00 (SEAL) W.B.BALLARD, Notary Public.

REC'D 21 AUGUST, 1920 AT 10;52 O'CLOCK A.M