No. 12156 REGISTERED DEC. 19, 1919.

H. C. HUDSON, TO DEED HENRY BROWN,

For and in Consideration of the sum of ($ 350.00)

----------THREE HUNDRED FIFTY AND 00/100 ----------DOLLARS,

$50.00 OF WHICH IS PAID IN CASH BY HENRY BROWN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE THE SAID HENRY BROWN HAS EXECUTED THIRTY NOTES FOR $10.00 EACH, DATED DEC. 5TH, 1919, AND PAYABLE MONTHLY, THE FIRST ONE BEING DUE JAN. 1ST, 1920 AND ONE ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL ALL OF SAID NOTES ARE PAID. SAID NOTES BEAR INTEREST AT 6% PER ANNUM AND A LIEN IS RETAINED ON THE PROPERTY HEREBY CONVEYED TO SEGURE THE PAYMENT OF SAID NOTES AND INTEREST.

In case any one of said notes remains unpaid for 2 months after its maturity, all of the notes then unpaid shall immediately become due and payable; and said H. C. HUDSON, or the lawful holder of said notes remaining unpaid, is hereby authorized and empowered to sell said property, at public auction, at the south door of the Courthouse in Nashville, Tennessee, or on the premises, at his or her election, to the highest bidder for cash, or partly for cash and partly on time, or wholly on time, as he or she may elect, free from the right of repurchase or equity of redemption and free from homestead and dower, and said sale shall be advertised in some newspaper published in the City of Nashville once a week for at least four weeks; and whenever a sale of the premises is made hereunder, said H. C. HUDSON, or the lawful holder of said notes, shall have the right to execute a deed conveying the property to the purchaser, and the proceeds of said sale shall be applied to the payment of all taxes and public charges that may be a lien on said property, and all taxes or public charges that may have been advanced or paid by said H. C. HUDSON, or the holder of said notes; to the payment of all expenses, including reasonable attorney's fees, incident to selling said property and the enforcement of said lien and incurred in any litigation that may arise of or concerning the protection and the enforcement of the rights and interests of said H. C. HUDSON, or the holder of said notes; to the payment and satisfaction of said notes and interest; and the balance, if any, is to be paid to said conveyee, his or her representatives or assigns. It is understood, and is hereby expressly declared, that the right of sale hereinbefore granted is intended as a cumulative remedy additional to the remedies now or that may be hereafter allowed by law, and that the same shall not be deemed in any manner whatsoever to deprive said H. C. HUDSON, or the holder of said notes, of any legal or equitable remedy by judicial proceedings, consistent with the provisions of these presents, according to the true intent and meaning thereof; and whenever and in case legal proceedings shall be instituted for the enforcement of the lien herein reserved and declared, and for the protection of the rights of said H. C. HUDSON, or the holder of said notes, and the sale of said premises, reasonable counsel fees shall be paid and shall be added to the debt herein and hereby secured.

THE PURCHASER AGREES TO KEEP THE BUILDINGS ON SAID PROPERTY INSURED FOR THE AMOUNT OF $350.00 WITH LOSS CLAUSE PAYABLE TO THE OWNER OR HOLDER OF SAID NOTES.

WE, H. C. HUDSON AND WIFE LULU HUDSON,

have this day bargained and sold, and by these presents do transfer and convey, unto the said

HENRY BROWN AND HIS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: BEING LOT NO. 41 ON THE MAP OF SUBDIVISION OF LOTS NOS. 25 AND 26 COUNTY LANDS, AS OF RECORD IN BOOK NO. 161, PAGE 169 R. O. D. C. TENN., DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF GULCH AVENUE AT THE CORNER OF LOTS NOS. 40 AND 41; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE SOUTHERLY 87.5 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHERLY 121 FEET TO FEET TO THE CORNER OF LOTS NOS. 40 AND 41; THENCE WESTERLY WITH THE LINE BETWEEN SAID LOTS TO THE BEGINNING. SEE DEED TO CONVEYOR, RECORDED IN BOOK 505, PAGE 331, R. O. D. C. TENN.

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

heirs and assigns, forever. And WE *do covenant with the said* HENRY BROWN, *that* WE ARE *lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered. And* WE

do further covenant and bind OURSELVES, AND OUR *heirs and representatives, to warrant and forever defend the title to said land to the said* HENRY BROWN AND HIS

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR *hand S, this* 5TH *day of* DEC. 1919.

Witness

H. C. HUDSON,

LULU HUDSON,

State of Tennessee,
DAVIDSON COUNTY.

Personally appeared before me, S. S. SNELL, *a Notary Public in and for said County and State, the within-named* H. C. HUDSON AND WIFE LULU HUDSON *the bargainor S., with whom I am personally acquainted, and who acknowledged that* THEY *executed the annexed instrument for the purposes therein contained.*

And LULU HUDSON, WIFE *of the said* H. C. HUDSON *having personally appeared before me privately and apart from her husband, the said* LULU HUDSON, *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 9TH *day of* DECEMBER, 1919.

U. S. REV. STAMP 50 CENTS. S. S. SNELL, (SEAL) *Notary Public.*

State of Tennessee,
DAVIDSON COUNTY.

RECEIVED 19TH DAY OF DEC. A. D. 1919 AT 2-22 P. M.

Personally appeared before me, ... *a Notary Public in and for said County and State, the within-named* .....

the bargainor..., with whom I am personally acquainted, and who acknowledged that ..... *executed the annexed instrument for the purposes therein contained.*

And .....

of the said .....

having personally appeared before me privately and apart from her husband, the said ....., *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 ..... *day of* .....

Notary Public.