NO 15178 REGISTERED. APRIL, 5,1920.
BRANSFORD REALTY COMPANY, TO/DEED. MOLLIE CRAWFORD AND HUSBAND,

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY AND 0/100 ($540.00) DOLLARS, PAID AND PROMISED PAID, BY, MOLLIE CRAWFORD AND HUSBAND J. P. CRAWFORD, AS FOLLOWS: FORTY & NO/100 $40.00 DOLLARS PAID IN CASH THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE BALANCE THE SAID MOLLIE CRAWFORD AND HUSBAND J. P. CRAWFORD HAVE EXECUTED AND DELIVERED THEIR FIVE NEGOTIABLE PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF THE BRANSFORD REALTY COMPANY, THE FIRST OF WHICH IS FOR THE SUM OF $8.50 AND EACH SUCCEEDING NOTE CONSECUTIVELY THEREAFTER BEING FOR AN AMOUNT $ DOLLARS LESS THAN THE PRECEDING NOTE, EXCEPT THE LAST ONE, WHICH IS FOR THE SUM OF $221.00,= AND THE FIRST ONE OF SAID NOTES, FALLING DUE APRIL 5TH 1920 AND THE OTHERS ON THE FIRST DAY OF EACH AND EVERY MONTH CONSECUTIVELY THEREAFTER UNTIL ALL MATURE, AND NONE OF SAID NOTES, BEARING INTEREST UNTIL AFTER MATURITY, THE INTEREST BEING COMPUTED AND ADDED INTO THE FACE OF EACH NOTE AS IT MATURES, AND BEING SECURED BY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES, AND FOR OTHER CONSIDERATIONS HEREINAFTER SET OUT, THE BRANSFORD REALTY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID MOLLIE CRAWFORD HER SOLE AND SEPARATE USE AND ESTATE FREE FROM THE DEBTS CONTRACTS, AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND AND WITH FULL POWER TO RENT, MORTGAGE, SELL, CONVEY AND CONTRACT, IN REGARD THERETO, THE SAME AS IF SHE WERE A FEME SOLE AND TO HER HEIRS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING LOT NUMBER TWENTY-TWO,(22) IN THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NUMBERS 1, AND 21, AND PART OF LOT NUMBER TWO (2) OF THE JAMES HAMILTON TRACT, SAID PLAN OF WHICH IS OF RECORD IN BOOK TENNESSEE 456 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LOT NO 22 FRONTS THIRTY SIX FEET ON THE SOUTHERLY SIDE OF HEIMAN STREET, AND EXTENDS BACK IN A SOUTHERLY DIRECTION BETWEEN PARALLEL LINES 153.4 FEET, MORE OR LESS, TO AN ALLEY, AND BEING THE SAME PART OF THE SAME PROPERTY CONVEYED TO THE BRANSFORD REALTY COMPANY, BY DEED OF JOSEPH B. THOMPSON, TRUSTEE, FOR MARY E. MC NEILLY, AND MARY E. MC NEILLY AND HUSBAND EDWIN L. MCNEILLY, RECORDED IN BOOK 409 PAGE 504 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MOLLIE CRAWFORD, HER, *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY covenants with the said MOLLIE CRAWFORD, *that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unincumbered,*

And the said BRANSFORD REALTY COMPANY does further covenant and bind itself, and its successors, to warrant and forever defend the title to said land to the said MOLLIE CRAWFORD HER,

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 MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD *and the said BRANSFORD REALTY COMPANY that if any of said notes shall at any time be [illegible] in whole or in part, one month after maturity, all of the notes shall thereupon become due.*

The said MOLLIE CRAWFORD AND HUSBAND J. P. CRAWFORD *agree [illegible]*

and to make said insurance and all taxes [illegible] pay all taxes when due; and the said MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *further agree that if THEY fail [illegible] to pay any taxes as agreed, the said BRANSFORD REALTY COMPANY, or the lawful holder of said notes, [illegible] may make necessary repairs, or may pay the taxes; and in either event the amount paid shall become a part of the indebtedness [illegible] by the lien herein reserved and shall bear interest from the date of payment. If the said* MOLLIE CRAWFORD AND HUSBAND J.P. *shall fail to repay any insurance premium or taxes or repairs and interest within one month from the payment thereof by the said BRANSFORD REALTY COMPANY, such failure shall render all of said notes due at the expiration of such time.*

The entire debt secured herein having been fully paid the lawful owner of and holder of the hereinbefore described property, held to secure the lien on the within described property, hereby releases the lien of said deed. This 1st day of April, 1921.

BRANSFORD REALTY COMPANY,
By [illegible] Deputy Register.

The said MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *further agree that if said notes shall become due upon any contingency hereinbefore stated, the said BRANSFORD REALTY COMPANY, 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, and such power is expressly reserved by said BRANSFORD REALTY COMPANY, 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, including a reasonable attorney's fee;

THIRD—To the satisfaction of the indebtedness secured by said vendor's lien, together with any amount paid for taxes and insurance by the holder of said notes, as hereinbefore provided for;

AND, LASTLY—Any balance shall be paid to the said MOLLIE CRAWFORD, *or* HER. *legal representatives.*

The said MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *further agree that the said BRANSFORD REALTY COMPANY, or the legal holder of the notes then unpaid, may execute the power of sale herein contained without giving bond or taking oath; that the said BRANSFORD REALTY COMPANY, or the lawful owner of any of the notes here secured, may bid at any sale under said power; and that if the then holder of said notes 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 purchaser; and the said* MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *further agree that the purchaser may reenter and take possession of the property without hindrance or delay, and, while there, in the meantime become and be the tenant at will of the purchaser, and removable by process as upon forcible and unlawful detainer suit.*

The said MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *does further agree for THEMSELVES, their heirs and assigns that whenever* THEY *or* THEIR *heirs or assigns shall request the said BRANSFORD REALTY COMPANY, its successors or assigns, or the holders of the notes hereinbefore secured, to execute any partial release of the lien of said notes, or the lien of any number of said notes less than the whole, or whenever it shall become incumbent upon the said BRANSFORD REALTY COMPANY, its successors or assigns, or the holder of said notes, to make any such release, that said* MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *heirs or assigns, shall pay in advance to the said BRANSFORD REALTY COMPANY, its successors or assigns, or the holder of said notes, all the expenses, charges, and fees of making such release or releases; and in no event shall the BRANSFORD REALTY COMPANY, its successors or assigns, or the holder of said notes, pay or be liable for any such expenses, charges, or fees, except for the final release of the entire lien.*

IN WITNESS WHEREOF, the said BRANSFORD REALTY COMPANY has caused its corporate name to be hereunto subscribed by JOHNSON BRANSFORD, *its President, and its corporate seal to be affixed by* W.V.FLOWERS, *its Secretary, on this, the* 20TH *day of* MARCH *,*20

BRANSFORD REALTY COMPANY.

(Seal) By JOHNSON BRANSFORD, President.

Attest: W. V. FLOWERS, Secretary.

The evidence of THEIR CRAWFORD AND HUSBAND J.P.CRAWFORD publication and acceptance of the foregoing terms and conditions, MOLLIE / join herein and subscribe THEIR name hereto.

This, 20TH day of MARCH 1920

J.P.CRAWFORD,

MOLLIE CRAWFORD,

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, LUCINE E. PARISH, *a Notary Public in and for the State and County aforesaid, personally appeared* JOHNSON BRANSFORD *and* W.V.FLOWERS, *with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of the BRANSFORD REALTY COMPANY, one of the within-named bargainors, a corporation, and that they, as such President and Secretary, respectively, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by said* JOHNSON BRANSFORD, *as President, and affixing its corporate seal thereto, and attesting same by said* W.V.FLOWERS, *as Secretary.*

Witness my hand and official seal, at office, in Nashville, Tennessee, this the 23RD *day of* MARCH, 19 20

(SEAL) LUCINE E. PARISH,
Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, LUCINE E. PARISH, *a Notary Public in and for said County and State, the within-named* MOLLIE CRAWFORD AND HUSBAND J.P.CRAWFORD, *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And MOLLIE CRAWFORD, *wife of the said* J.P.CRAWFORD, *having appeared before me privately and apart from* HER *husband, the said* J.P.CRAWFORD, *the said* MOLLIE CRAWFORD, *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* 23RD *day of* MARCH 1920,

(SEAL) LUCINE E. PARISH
Notary Public.

U.S.R.$1.00

RECEIVED 3RD DAY OF APRIL, A&D. 1920, AT 11;13 O'CLOCK A.M.

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