BRANSFORD REALTY COMPANY, TO MATTIE L. IRVIN,

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE HUNDRED & 00/100 (6500.00) DOLLARS PAID AND TO BE PAID BY MATTIE L. IRVIN AND HUSBAND J. J. IRVIN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE SAID MATTIE L. IRVIN AND HUSBAND J. J. IRVIN HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH FOR THE SUM OF SIX HUNDRED & 00/100 DOLLARS TO THE ORDER OF THE BRANSFORD REALTY COMPANY, DUE ON OR BEFORE MAY 1, 1920, AND BEARING INTEREST FROM DATE AT THE RATE OF EIGHT PER CENT PER ANNUM, AND HAVE EXECUTED AND DELIVERED THEIR NOTE OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF THE BRANSFORD REALTY COMPANY AND FALLING DUE AND BEARING INTEREST FROM DATE AT THE RATE OF EIGHT PER CENT PER ANNUM, PAYABLE ANNUALLY, THE BALANCE HAVE EXECUTED AND DELIVERED THEIR NOTES OF EVEN DATE HEREWITH TO THE ORDER OF THE BRANSFORD REALTY COMPANY, THE FIRST OF SAID NOTES FOR THE SUM OF SIX HUNDRED & 00/100 DOLLARS, DUE AND PAYABLE ONE YEAR AFTER DATE, AND THE BALANCE OF SAID NOTES FOR THE SUM OF SIX HUNDRED & 00/100 DOLLARS EACH, DUE AND PAYABLE AT ONE YEAR INTERVALS THEREAFTER UNTIL PAID, THE LAST OF SAID NOTES BEING DUE AND PAYABLE ON MAY 1, 1930, THE PAYMENT OF SAID NOTES BEING SECURED BY A VENDOR'S LIEN ON THE HEREINAFTER DESCRIBED PROPERTY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO BARGAIN, SELL AND CONVEY UNTO THE SAID MATTIE L. IRVIN, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY TENNESSEE, A PART OF [illegible] AND BEING THE SAME PROPERTY CONVEYED TO THE SAID BRANSFORD REALTY COMPANY BY DEED OF EVEN DATE HEREWITH FROM THOMAS W. FRENNE AND WIFE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERN MARGIN OF [illegible] AVENUE, SAID POINT BEING 100 FEET SOUTH OF THE INTERSECTION OF THE WESTERN MARGIN OF [illegible] AVENUE WITH THE SOUTHERN MARGIN OF [illegible] AVENUE, AND RUNNING THENCE WESTWARDLY PARALLEL WITH [illegible] AVENUE 150 FEET TO A STAKE, THENCE SOUTHWARDLY PARALLEL WITH [illegible] AVENUE 50 FEET TO A STAKE, THENCE EASTWARDLY PARALLEL WITH [illegible] AVENUE 150 FEET TO A STAKE IN THE WESTERN MARGIN OF [illegible] AVENUE, AND BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE GRANTOR BY S. D. BRADLEY, AND WIFE ALLIE P. BRADLEY, AND RECORDED IN BOOK [illegible] PAGE [illegible] REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

This entire debt secured herein having been paid in full to the lawful owner and holder thereof, hereby release the lien on the within described property, held to secure the payment of said debt. This 22nd day of April 1931.
Attest: [illegible] Deputy
BRANSFORD REALTY COMPANY
By [illegible] President

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest therein belonging, to the said MATTIE L. IRVIN, HER *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY *covenants with the said* MATTIE L. IRVIN, *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, EXCEPT BY TAXES FOR CURRENT YEAR 1920, 1/2 OF WHICH THE PURCHASER HEREBY ASSUMES AND AGREES TO PAY AND BE ALSO THE BALANCE OF THE NOTE FOR $6500.00 EXECUTED BY S. D. BRADLEY AND WIFE ALLIE P. BRADLEY AND FALLING DUE ON MARCH 5, 1921, SOLD BY THOMAS W. FRENNE AND WIFE TO WHICH NOTE THE BRANSFORD REALTY COMPANY AGREES TO BE ON ITS DATE OF MATURITY.*

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 MATTIE L. IRVIN, 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 MATTIE L. IRVIN AND HUSBAND J. J. IRVIN, *and the said BRANSFORD REALTY COMPANY that if any of said notes shall at any time be unpaid, either in whole or in part, one month after maturity, all of the notes shall thereupon become due.*

The said MATTIE L. IRVIN AND HUSBAND J.J.IRVIN, *agree to keep the improvements on said property hereinbefore conveyed insured in some reliable insurance company or companies selected and approved by the BRANSFORD REALTY COMPANY to the amount of* FIVE THOUSAND & 00/100 ($5000.00)----- *DOLLARS, and to make said insurance and all additional insurance payable to the said BRANSFORD REALTY COMPANY, and deliver same to said Company to be held by it as collateral security to said notes, and to keep said property in good repair, and to pay all taxes when due; and the said* MATTIE L. IRVIN AND HUSBAND J.J.IRVIN, *further agree that if THEY fail to keep the said property insured or in good repair, or to pay any taxes as agreed, the said BRANSFORD REALTY COMPANY, or the lawful holder of said notes, may have the said buildings insured, or may make necessary repairs, or may pay the taxes; and in either event the amount paid shall become a part of the indebtedness secured by the lien herein reserved and shall bear interest from the date of payment. If the said* MATTIE L. IRVIN AND HUSBAND J.J. IRVIN *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 said MATTIE L. IRVIN AND HUSBAND J.J.IRVIN, *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 MATTIE L. IRVIN, *or* HER *legal representatives.*

The said MATTIE L. IRVIN, AND HUSBAND J.J.IRVIN *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 herein 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* MATTIE L. IRVIN AND HUSBAND J.J. IRVIN, *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 MATTIE L.IRVIN AND HUSBAND J.J.IRVIN, DO *do further agree for* THEMSELVES, *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* MATTIE L. IRVIN AND HUSBAND J.J. IRVIN, THE[illegible] *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* 15TH *day of* APRIL *1920*

BRANSFORD REALTY COMPANY.
By JOHNSON BRANSFORD, *President.*
Attest: W.V.FLOWERS, *Secretary.*

As evidence of THEIR *ratification and acceptance of the foregoing terms and conditions,* _____ *join herein and subscribe* THEIR *name hereto.*
This, 15TH *day of* APRIL *19* 20

MATTIE L. IRVIN,
J.J.IRVIN,

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, SALLIE TIPPENS, *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 19TH *day of* APRIL, *19* 20

(SEAL) SALLIE TIPPENS, *Notary Public.*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, SALLEE TIPPENS, *a Notary Public in and for said County and State, the within-named* MATTIE L.IRVIN AND HUSBAND J.J.IRVIN, *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And MATTIE L.IRVINE, *wife of the said* J.J.IRVIN, *having appeared before me privately and apart from* HER *husband, the said* J.J.IRVIN, *the said* MATTIE L.IRVIN *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* 19TH *day of* APRIL, 1920

(SEAL) SALLIE TIPPENS, *Notary Public.*
MY COMMISSION EXPIRES APR.5,1920

U.S.R&6.50

RECEIVED THIS THE 22ND DAY OF APRIL A.D.1920 AT 12:06 O'CLOCK P.M
M.B.T.