FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY ONE AND 00/100 (351.00) DOLLAR, PAID [illegible] SAM MAYBERRY AND WIFE MAMIE MAYBERRY, [illegible] ONE AND [illegible] 00) [illegible] RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, [illegible] THE PURCHASE PRICE OF SAID [illegible] MAMIE MAYBERRY, HAVE EXECUTED [illegible] THEIR SIX JOINT NOTES OF EVEN [illegible] HEREWITH, PAYABLE TO [illegible] REALTY COMPANY, [illegible] ONE YEAR ANNUALLY, RESPECTIVELY, FROM DATE, WITH INTEREST FROM THE [illegible] PER ANNUM, PAYABLE [illegible] ANNUALLY, AND THE PRINCIPAL, AND WHICH [illegible] AND DELIVERED THE [illegible] COMPANY THEIR [illegible] NOTE, FOR [illegible] OF THE BRANSFORD, REALTY COMPANY, THE FIRST TO BE OF [illegible] NOTES, [illegible] EACH SUCCEEDING NOTE, RESPECTIVELY, THEREAFTER BEING FOR [illegible] NOTE,- AND THE FIRST ONE OF [illegible] THE DATE OF [illegible] THE OTHERS ONE ON THE [illegible] DAY OF EACH [illegible] UNTIL ALL NOTES, AND [illegible] OF PRINCIPAL, INTEREST [illegible] PROPERTY, THE INTEREST HAVING BEEN COMPUTED AND [illegible] INTO THE FACE OF EACH [illegible] LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES AND INTEREST THEREON:

AND AS ADDITIONAL SECURITY, FOR THE PAYMENT OF THE ABOVE DESCRIBED NOTES, SAM MAYBERRY HAS THIS DAY, PLEDGED, AND HYPOTHECATED, TO THE BRANSFORD REALTY COMPANY NOTES NOS #2, TO 77, BOTH INCLUSIVE, OF A SERIES OF 77 NOTES, DATED [illegible] BEAR INTEREST AT THE RATE OF 6% PER ANNUM FROM THEIR DATE PAYABLE TO THE ORDER OF [illegible] AND WHICH HAVE BEEN ENDORSED BY [illegible] IN DEED FROM SAM MAYBERRY, TO T.W. [illegible] CONVEYING [illegible] IN THE TOWN OF COLUMBIA, MAURY COUNTY, TENNESSEE, WHICH NOTES ARE SUBORDINATE TO THE FIRST SERIES OF NOTES, OF SAID SERIES OF NOTES, THE FIRST 52 NOTES BEING, HELD BY W.H. BENNING OF COLUMBIA, TENNESSEE, SAID NOTES ARE HEREBY HYPOTHECATED, AND PLEDGED, TO THE SAID BRANSFORD REALTY COMPANY, OR THEE LEGAL HOLDER THEREOF AS ADDITIONAL SECURITY, FOR THE PAYMENT OF THE DEBT HEREIN SECURED, AND THE BRANSFORD REALTY COMPANY, HE SHALL HAVE FULL POWER AND AUTHORITY, TO SELL THE SAID NOTES, IN THE EVENT OF DEFAULT, IN THE PAYMENT OF THE FIRST ABOVE DESCRIBED NOTES, AND TO APPLY THE NET PROCEEDS TO THE PAYMENT OF THE FIRST ABOVE DESCRIBED NOTES, IN THE ORDER IN WHICH THEY MATURE, 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 SAM MAYBERRY, AND WIFE, MAMIE MAYBERRY, AS TENANTS, IN COMMON, FOR THEIR, JOINT LIVES, WITH REMAINDER IN FEE TO THE SURVIVOR, A CERTAIN LOT OR PARCEL OF LAND, IN DAVIDSON COUNTY TENNESSEE, AS FOLLOWS; BEING THE WESTERLY 35 FEET OF LOT NO 34 IN THE BRANSFORD REALTY COMPANY,'S RESUBDIVISION OF PART OF MANLOVE ADDITION RECORDED IN BOOK 421, PAGE, 53, OF THE REGISTER'S OFFICE, FOR DAVIDSON COUNTY TENNESSEE, SAID PART OF THE SAID LOT FRONT 35 FEET ON THE NORTHERLY SIDE OF THOMPSON STREET, AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES, 138½ FEET MORE OR LESS TO AN ALLEY, BEING A PART OF THE, PROPERTY CONVEYED TO THE BRANSFORD, REALTY COMPANY, BY DEED FROM ALEXANDER, WARNER, RECORDED IN BOOK NO [illegible], PAGE, 64, 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 SAM MAYBERRY AND WIFE, MAMIE MAYBERRY THEIR, *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY covenants with the said SAM MAYBERRY AND WIFE MAMIE MAYBERRY *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 SAM MAYBERRY AND WIFE MAMIE MAYBERRY, 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 SAM MAYBERRY AND WIFE MAMIE MAYBERRY *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 SAM MAYBERRY AND WIFE MAMIE MAYBERRY, *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*

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 SAM MAYBERRY AND WIFE MAMIE MAYBRRY *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 that 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* SAM MAYBERRY, AND WIFE MAMIE MAYBERRY *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 SAM MAYBERRY AND WIFE MAMIE MAYBERRY *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 is hereby appointed by said BRANSFORD REALTY COMPANY, to sell the property conveyed, by public auction, at the [illegible] door of the Courthouse, in Nashville, Tennessee, to the highest bidder, for cash, free from the rights of redemption, homestead, 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 by the holder of said notes, as hereinbefore provided for;

FOURTH—Any balance shall be paid to the said SAM MAYBERRY AND WIFE MAMIE MAYBERRY *or their representatives.*

The said SAM MAYBERRY AND WIFE MAMIE MAYBERRY *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 legal holder 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* SAM MAYBERRY AND WIFE MAMIE MAYBERRY *for their agree that the purchaser may reenter and take possession of the property without hindrance or delay, and, while there, in the meantime becomes and be the tenant at will of the purchaser, and removable by process as upon forcible and unlawful detainer and.*

The said SAM MAYBERRY AND WIFE MAMIE MAYBERRY *does 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* SAM MAYBERRY AND WIFE MAMIE MAYBERRY, *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* 25TH *day of* AUGUST, *19* 20

(SEAL)- BRANSFORD REALTY COMPANY.

By JOHNSON BRANSFORD, *President.*

Attest: W. V. FLOWERS, *Secretary.*

In evidence of THEIR, *ratification and acceptance of the foregoing terms and conditions,* SAM MAYBERRY AND WIFE MAMIE MAYBERRY *join herein and subscribe* THEIR, *name hereto.*

This, 21ST *day of* OCTOBER, *19* 20

SAM MAYBERRY

MAMIE MAYBERRY.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, EVA FRAZIER, *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 21ST *day of* OCTOBER, *19* 20

(SEAL)- EVA FRAZIER, *Notary Public.*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, JNO W NOLAN, *a Notary Public in and for said County and State, the within-named* SAM MAYBERRY AND WIFE MAMIE MAYBERRY, *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And MAMIE MAYBERRY, *wife of the said* SAM MAYBERRY, *having appeared before me privately and apart from* HER *husband, the said* SAM MAYBERRY, *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* 21ST *day of* OCTOBER, *19* 20

(SEAL) JNO W NOLAN, *Notary Public.*

Us. REV STAMPS, $0.50

REC'D 26 OCT 1920 AT 11:21 O'CLOCK A.M.