FOR AND IN CONSIDERATION of the sum of FOURTEEN HUNDRED AND FIFTY & 00/100, ($1450.00) DOLLARS PAID AND TO BE PAID, BY MOSE E GROSS AND WIFE, DOVIE S CROSS, AS FOLLOWS; ONE HUNDRED & 00/100 ($100.00) DOLLARS PAID IN CASH, THE RECEIPT OF WHICH, IS HEREBY ACKNOWLEDGED, AND FOR THE REMAIN DER THE SAID MOSE E CROSS, AND WIE, DOVIE S CROSS, HAVE EXECUTED AND DELIVERED THEIR 21 PROM ISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF THE BRANSFORD REALTY COMPA Y THE FIRST ONE OF WHICH IS FOR THESUM OF $18.75, AND EACH OF THE NEXT SUCCEEDING 19 NOTES, BEING FOR AN AMOUNT 6 CENTS LESS THAN THE PRECEDING NOTE, THE LAST NOTE IS FOR THE SUM OF $18.75, AND EACH SUCCEEDING NOTE RESPECTIVELY, THEREAFTER BEING FOR AN AMOUNT, 7 CENTS LESS THAN THE PRECEDING NOTE, EXCEPT THE LAST ONE, WHICH IS FOR THE SUM OF $11.55, AND, THE FIRST OF THE SAID NOTES FALLING DUE NOVEMBER, 1, 1920 AND THE OTHERS MONTHLY RESPECTIVELY, THEREAFTER UNTIL ALL MATURE, AND NONE OF THE SAID NOTES BEARING INTEREST EXCEPT AFTER MATURITY, THE INTER EST BEING COMPUTED AND ADDED INTO THE FACE OF EACH NOTE. A LIEN IS HEREBY EXPRESSLY REAIMED ON THE PROPERTY HEREIN CONVEYED, TO, SECURE THE PAYMENT OF THE SAID NOTES, AND INTEREST THEREON, - 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, MOSE E CROSS, AND WIFE DOVIE S CROSS, AND TO THEIR HEIRS AND ASSIGNS, A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY TENNESSEE, AS FOLLOWS; BEING LOT NUMBERED THIRTY FOUR (34) IN JOHNSON BRANSFORD 'S DURDIVISION OF THE THREE PARRS OF LOT NO158, IN JUDGE JOHN MC NAIRY'S MANSION HOUSE TRACT THE PLAN OF WHICH, IS OF RECORD IN BOOK 161, PAGE, 146, OFTHE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, SAID LOT NO 34, FRONTS, 35 FEET ON THE WEST SIDE OF 11TH AVENUE NORTH, FORMERLY CUMBERLAND STREET AND EXTENDS BACK WESTERLY BETWEEN PARALELL LINES, 135 FEET, MORE OR LESS TO AN ALLEY BEING PART OF THE SAME PROPERTY CONVEYED TO THE BRANSFORD, REALTY COMPANY BY DEED FROM ROMANS HAILEY COUNTY COURT CLERK, RECORDED IN BOOK NO 560, PAGE, 131, OF THE REGISTER'S OFFICE OF 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 MOSE E CROSS, AND WIFE DOVIE S CROSS, THEIR, *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY *covenants with the said* MOSE E CROSS, AND WIFE DOVIE S CROSS, *that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unincumbered, and*

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 MOSE E CROSS AND WIFE DOVIE SCROSS, 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 MOSE E CROSS AN WIFE DOVIE S CROSS *and the said BRANSFORD REALTY COMPANY, that if any of said notes shall not be paid at any time after maturity, either in whole or in part, all of the notes shall thereupon become due.*

And said MOSE E CROSS AND WIFE DOCIE S CROSS, *covenant 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* TWELVE HUNDRED FIFTY & 00/100 ($1250.00) *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* MOSE E CROSS AND WIFE, DOVIE S CROSS, *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* MOSE E CROSS AND WIFE DOVIE S CROSS, *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.*

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby authorize the Register of this County to enter satisfaction of the lien to secure the same in full. This 2nd day of [illegible], 1924.

Witness my hand this 2nd day of May 1924.

The said MOSE E CROSS, AND WIFE DOVIE S CROSS, *further agree* THEY *will pay the notes 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 MOSE E CROSS AND WIFE DOVOE S CROSS, or THEIR legal representatives.

The said MOSE E CROSS, AND WIFE DOVIE S CROSS, *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* MOSE E CROSS AND WIFE DOVIE S CROSS, *further agree that the purchaser may enter 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 MOSE E CROSS , AND WIFE DOVIE S CROSS DO, *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* HUSBAND MOSE E CROSS, AND WIFE DOVIE S CROSS, THEIR, *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* 24TH *day of* SEPTEMBER, 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,* MOSE E CROSS AND WIFE DOVIE S CROSS *join herein and subscribe* THEIR *name S hereto.*

This, 24TH *day of* SEPTEMBER, 1920 XXX

MOSE E CROSS.
DOVIE S CROSS

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, SALLIE TOPPENS, *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 24TH *day of* SEPTEMBER, *1920*

(SEAL) SALLIE TOPPENS, *Notary Public.*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, LUCIEN E PARISH, *a Notary Public in and for said County and State, the within-named* MOSE E CROSS, AND WIFE DOVIE S CROSS, *the bargainors with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And DOVIE S CROSS, WIFE *of the said* MOSE E CROSS, *having appeared before me privately and apart from* HER *husband, the said* MOSE E CROSS, *the said* DOVIE S CROSS, *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 purposed therein expressed.*

Witness my hand and official seal, at NASHVILLE, *Tennessee, this* 4TH *day of* NOVEMBER, *19 20*

(SEAL) LUCIEN E PARISH, *Notary Public.*

U.S. REV STAMPS, $1.50

REC'D 16 NOV, 1920 AT 11;31 O'CLOCK A.M.