FOR AND IN CONSIDERATION of the sum of

PAID TO SAID BY CHAS EDMUNDSON

DOLLAR PAID IN

SAID CHAS EDMUNDS

PROMISSORY NOTES OF

, BEARS EVEN DATE OF SAID

HEREAFTER BEING FOR

WHICH IS FOR THE SUM

THE OTHERS MONTHLY

FOR NO INTEREST EXCEPT AFTER

AND THE

SAID NOTE,---

A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO

SECURE THE PAYMENT OF SAID NOTES AND

AND FOR OTHER CONSIDERATIONS HEREINAFTER SET OUT

THE BRANSFORD REALTY COMPANY A CORPORATION

UNDER THE LAWS OF THE STATE

OF TENNESSEE, HAS BARGAINED AND SOLD AND BY

DOES GRANT AND CONVEY UNTO THE SAID

CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON, AND

THEIR HEIRS, CERTAIN LOTS OR PARCELS

OF LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS

FIRST, BEING NUMBERED TWENTY SEVEN (27) IN

BLOCK "B" OF THE BRANSFORD REALTY COMPANYS NORTH HILL

, A PLAN OF WHICH IS OF RECORD

IN BOOK 372, PAGE 72 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID LOT NO. 26

FRONTS 75 FEET ON THE NORTH SIDE OF LOCKLAYER STREET AND EXTENDS BACK NORTHERLY BETWEEN PARALLEL

LINES 200 FEET, MORE OR LESS, TO AN ALLEY, BEING PART OF THE

PROPERTY CONVEYED TO THE BRANSFORD

REALTY COMPANY BY DEED FROM U. G. BENSON RECORDED IN BOOK 347, PAGE 3 OF THE REGISTERS OFFICE

FOR DAVIDSON COUNTY, TENNESSEE,-

2ND. -- BEING LOT NUMBERED "ONE HUNDRED AND THIRTY TWO " (132)

IN THE BRANSFORD REALTY COMPANYS SUBDIVISION OF THE MC. WHIRTER TRACT, AND THE LOVE MC FERRING

TRACT, THE PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 52 OF THE REGISTERS OFFICE FOR DAVIDSON

COUNTY, TENNESSEE. SAID LOT NO. 132 FRONTS THIRTY FIVE FEET ON THE SOUTH SIDE OF

STREET AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY,-

BEING PART OF THE PROPERTY CONVEYED TO THE BRANSFORD REALTY COMPANY BY DEED FROM JAMES R. LOVE

AND WIFE, RECORDED IN BOOK 378, PAGE 375 OF THE REGISTERS 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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON, THEIR ------ *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY covenants with the said CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON

lawfully seized in possession of said land in fee simple, has a good right to convey it, and that the same is unincumbered,

EXCEPT AS TO TAXES FOR THE YEAR 1921, WHICH THE PURCHASERS HEREBY ASSUME AND AGREE TO

PAY.

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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON, 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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON,

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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON--------

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 EIGHT HUNDRED & 00/100($800.00)

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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON------

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* CHAS EDMUNDSON AND WIFE MATTIE EDMUN

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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON---------

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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON

or THEIR *legal representatives.*

The said CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON

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 security, but 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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON

further agree that the purchaser may enter upon and take possession of said property at once, and may remove any occupant without notice 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 CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON

do further agree that 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* CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON, 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* 22ND *day of* JANUARY 21

SEAL BRANSFORD REALTY COMPANY.

By JOHNSON BRANSFORD

President.

Attest: W. V. FLOWERS

Secretary.

As evidence of the full satisfaction and acceptance of CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON *herein and subscribes* THEIR *name hereto.*

This, 22ND *day of* JANUARY *19* 21

WITNESS: LUCIEN E PARISH

H L FITE,

CHAS HIS EMMUNDSON

MARK

MATTIE EDMUNDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, MARTIN SETTLE *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 27TH *day of* JANUARY, *19* 21

(SEAL) MARTIN SETTLE

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* CHAS EDMUNDSON AND WIFE MATTIE EDMUNDSON, *the bargainor__, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And MATTIE EDMUNDSON, WIFE *wife of the said* CHAS EDMUNDSON, *having appeared before me privately and apart from* HER *husband, the said* CHAS EDMUNDSON *the said* MATTIE EDMUNDSON *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* 22ND *day of* JANUARY, *19* 21

(SEAL) LUCIEN E PARISH

Notary Public.

RECORDED-$.50

RECEIVED THE 31ST DAY OF JANY A D 1921 AT 8:02 O CLOCK A M

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