FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND THIRTY ONE & 00/100 DOLLARS,
PAID [illegible] E.M. DEAVER AND WIFE WILLIE G. DEAVER, [illegible]
PAID [illegible] WHICH IS [illegible] DEAVER [illegible]
DEAVER [illegible] HAVE EXECUTED AND [illegible] THEIR [illegible]
DATE [illegible] ORDER OF [illegible] TO [illegible]

[illegible] Y, [illegible]
[illegible] LY PAID [illegible]
[illegible] HO S [illegible]
[illegible] S. DEAVER, [illegible] NO.
[illegible] T [illegible] 18
[illegible] E SAID [illegible]
[illegible] FL [illegible]
[illegible] D, [illegible]
[illegible] A DLINE [illegible]
[illegible] PRINCE. [illegible]
[illegible] OF THE ORDER [illegible] REALTY [illegible] DEED
[illegible] RECORDED IN BOOK [illegible], PAGE [illegible],
[illegible] PART OF SAID LOT NO. [illegible] PAID E.M. DEAVER AND
[illegible] [illegible] [illegible]
[illegible] DEED FROM THE [illegible] SAID BRANSFORD WITH RE-
[illegible] BOOK 21, [illegible] OF THE [illegible] OF DAVIDSON COUNTY, TO WIT:

Y T

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said E.M. DEAVER & WIFE WILLIE G. DEAVER, THEIR, heirs and assigns, forever.

And the said BRANSFORD REALTY COMPANY covenants with the said E.M. DEAVER, AND WIFE WILLIE G. DEAVER, 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 THE YEAR 1921, WHICH THEY 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 E.M. DEAVER, AND WIFE WILLIE G. DEAVER, 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 E.M. DEAVER AND WIFE WILLIE G. DEAVER,

THE[illegible] *and the said BRANSFORD REALTY COMPANY that if any of said notes shall at any time be unpaid, either in whole or in part,* [illegible] *month after maturity, all of the notes shall thereupon become due.*

The said E.M. DEAVER AND WIFE WILLIE G. DEAVER,

agree [illegible]

[illegible] DOLLARS,

[illegible] *to pay all taxes when due; and the said* E.M. DEAVER AND WIFE WILLIE G. DEAVER,

further agree that if THEY *fail to* [illegible] *pay any taxes as agreed, the said BRANSFORD REALTY COMPANY, or the lawful holder of said notes,* [illegible] *may pay the taxes; and in* [illegible] *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* E.M. DEAVER, AND WIFE WILLIE G. DEAVER, *shall fail to repay* [illegible] *taxes or repairs and interest within* [illegible] *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 E.M. DEAVER AND WIFE WILLIE G. DEAVER,

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 Court House, 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 [illegible] *by the holder of said notes, as hereinbefore provided for;*

LASTLY—Any balance shall be paid to the said E.M. DEAVER & WIFE WILLIE G. DEAVER, THEIR, *or* [illegible] *legal representatives.*

The said E.M. DEAVER, & WIFE WILLIE G. DEAVER,

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 E.M. DEAVER & WIFE WILLIE G. DEAVER,

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 E.M. DEAVER, AND WIFE WILLIE G. DEAVER, 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* E.M. DEAVER & WIFE WILLIE G. DEAVER, 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* 18TH *day of* FEBRUARY, *19* 21.

SEAL BRANSFORD REALTY COMPANY.

By JOHNSON BRANSFORD, *President.*

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

As evidence of ratification and acceptance of the foregoing terms and conditions E.M. DEAVER, AND WIFE WILLIE G. DEAVER, *sign and subscribe* THEIR *name S hereto.*

This, 18TH *day of* FEBRUARY, *19* 21.

E.M. DEAVER,

WILLIE G. DEAVER,

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 3RD *day of* MARCH, *19* 21.

SEAL MARTIN SETTLE,

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* E.M. DEAVER AND WIFE WILLIE G. DEAVER, *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And WILLIE G. DEAVER, *wife of the said* E.M. DEAVER, *having appeared before me privately and apart from* HER *husband, the said* E.M. DEAVER, *the said* WILLIE G. DEAVER, *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* 1ST *day of* MARCH, *19* 21.

SEAL JNO. W. NOLAN,

Notary Public.

U.S.R.S. 50CENTS.

REC. MARCH, 7, 1921, AT 11:21. A.M.