FOR AND IN CONSIDERATION of the sum of [illegible] PAID AND TO BE PAID BY MARTIN MULLOY AND WIFE PAULINE MULLOY, AS EVIDENCED BY [illegible] NOTES, EXECUTED BY THE SAID MARTIN MULLOY AND WIFE PAULINE MULLOY, EXISTING UNDER NUMBER [illegible] DATE HEREWITH PAID & TO THE ORDER OF [illegible] AND EACH OF THE SAID NOTES BEING FOR THE SUM OF [illegible] AND EACH OF THE SAID NOTES BEING LESS THAN THE PRECEDING NOTE, THE 1ST NOTE BEING FOR THE SUM OF $50.00. AND THE NEXT PRECEDING 19 NOTES BEING [illegible] IN AMOUNT 12 DOLLARS LESS THAN THE PRECEDING NOTE, AND THE [illegible] FOR THE SUM OF [illegible] AND EACH OF THE NEXT 19 NOTES BEING IN AMOUNT 13 DOLLARS LESS THAN THE [illegible] NOTE, THE 1ST NOTE BEING FOR THE SUM OF $50.00, AND THE OTHERS MONTHLY RESPECTIVELY THEREAFTER UNTIL ALL OF SAID NOTES, AND EACH OF SAID NOTES BEARING INTEREST, EXCEPT AFTER MATURITY, THE INTEREST BEING PAYABLE AND NOTED INTO THE FACE OF EACH NOTE,- A LIEN IS HEREBY EXPRESSLY RETAINED IN THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES.- AND FOR OTHER CONSIDERATIONS HEREINAFTER SET OUT, THE BRANSFORD REALTY COMPANY A CORPORATION CHARTERED 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 MARTIN MULLOY AND WIFE PAULINE MULLOY, AND TO THEIR HEIRS AND ASSIGNS A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING LOT NUMBERED THREE (3) OF BLOCK NO. (3) ON THE MAP OF SYLVAN PARK SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 104, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 10 FRONTS FIFTY FEET ON THE NORTH SIDE OF EIGHTH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY, BEING THE PROPERTY CONVEYED TO THE BRANSFORD REALTY COMPANY BY DEED FROM K. J. M. LANE, AND WIFE EISIE LANE, RECORDED IN BOOK 854, PAGE 190, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Recorded and delivered for record this 29th day of July 1921 at 2:50 P.M. W.D. Mallory Register By W.D. Mallory D.R.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARTIN MULLOY AND WIFE PAULINE MULLOY THEIR, heirs and assigns, forever.

And the said BRANSFORD REALTY COMPANY *covenants with the said* MARTIN MULLOY AND WIFE PAULINE MULLOY, *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 MARTIN MULLOY AND WIFE PAULINE MULLOY 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 MARTIN MULLOY AND WIFE PAULINE MULLOY, *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 MARTIN MULLOY AND WIFE PAULINE MULLOY, *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* THIRTY TWO HUNDRED AND FIFTY AND 00/100, *DOLLARS, and to make said insurance and all additional insurance payable to the said BRANSFORD REALTY COMPANY, and deliver same to said* [illegible] *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* MARTIN MULLOY AND WIFE PAULINE MULLOY, *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* MARTIN MULLOY AND WIFE PAULINE MULLOY *shall fail to repay any insurance premiums 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 MARTIN MULLOY AND WIFE PAULINE MULLOY, *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 said power is expressly reserved by said BRANSFORD REALTY COMPANY, to sell the property conveyed, by public auction, to the highest bidder for purchase, in Nashville, Tennessee, to the highest bidder, for cash or on such terms as the holder of notes may deem, 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;

FOURTH—Any balance shall be paid to the said MARTIN MULLOY AND WIFE PAULINE MULLOY, *or* [illegible] *legal representatives.*

And the said [illegible] AND WIFE PAULINE MULLOY, *for themselves and their heirs and assigns, hereby agree that the said BRANSFORD REALTY COMPANY, or the lawful holder of the notes then unpaid, may execute the power of sale herein contained in said deed in favor of the said BRANSFORD REALTY COMPANY, or the lawful owner of any of the notes herein secured, may sell at any time after said notes, or any of them, are due, and the said trustees have the right, the person holding the office of County Clerk for the time being shall have authority to convey the property to the said purchaser; and the said* MARTIN MULLOY AND WIFE PAULINE MULLOY, *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 MARTIN MULLOY AND WIFE PAULINE MULLOY DO *hereby 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 the said BRANSFORD REALTY COMPANY, its successors or assigns, or the holder of said notes, shall request a release, that said* MARTIN MULLOY AND WIFE PAULINE MULLOY THEIR, *heirs or assigns, shall pay in advance to the said BRANSFORD REALTY COMPANY, its successors or assigns, or the holder of said notes, 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 said 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* 14TH *day of* JULY 1921.

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, MARTIN MULLOY *and wife* PAULINE MULLOY *execute and subscribe* THEIR *name to hereto.*

This, 14TH *day of* JULY 1921.

MARTIN MULLOY,

MRS. PAULINE MULLOY,

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, LUCIEN E. PARISH, *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 14TH *day of* JULY, 19 21.

SEAL LUCIEN E. PARISH, *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* MARTIN MULLOY AND WIFE PAULINE MULLOY, *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And PAULINE MULLOY, *wife of the* MARTIN MULLOY, *having appeared before me privately and apart from* HER *husband, the said* MARTIN MULLOY, *the said* PAULINE MULLOY, *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* 15TH *day of* JULY, 19

U.S.R.S. $4.00.

SEAL LUCIEN E. PARISH, *Notary Public.*

REC. JULY 28, 1921, AT 2:50 P.M.