FOR AND IN CONSIDERATION of the sum of ($1000.00) ONE THOUSAND AND 00/100---- DOLLARS, paid and to be paid by J C HUMBRECHT as follows: ONE HUNDRED, FIFTY (150.00)AND 00/100 Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said J C HUMBRECHT

has executed ITS promissory note S for $10.00 AND 00/100

A J WALKUP

Dollars each, of even date herewith, payable to the order of A J WALKUP, and bearing six per cent interest from DATE HEREOF, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due JUNE 5 1919, and the others ONE ON THE 5TH DAY OF EACH SUBSEQUENT MONTH thereafter until all are paid.

WE, A J WALKUP AND WIFE HATTIE WALKUP,

have bargained and sold, and by these presents do transfer and convey, unto the said J C HUMBRECHT, HIS

heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BEING LOT NO. 613 IN THE NORTH NASHVILLE REAL ESTATE COMPANYS PLAN OF LOTS A PLAN OF WHICH IS OF RECORD IN BOOK NO. 21, PAGE 105 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO.613 FRONTS 50 FEET ON THE EASTERLY SIDE OF BUENA VISTA STREET, NOW KNOWN AS 9TH AVENUE NORTH AND RUNS BACK, BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY, AND BEING PART OF THE SAME PROPERTY CONVEYED TO A J WALKUP BY DEED FROM A H ABERNATHY AND WIFE OF RECORDED IN BOOK NO. 519, PAGE 212 R O D C., TO WHICH REFERENCE IS MADE.

The within debt secured herein having been paid in full to the lawful owner and holder thereof, hereby release the lien on the within described property, held of said debt. This [illegible] day of [illegible] 1920

Attest [illegible] Deputy Reg.

A. J. Walkup

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said J C HUMBRECHT, HIS heirs and assigns, forever. And WE do covenant with the said J C HUMBRECHT, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

And WE do further covenant and bind OURSELVES, OUR heirs and representatives to warrant and forever defend the title to said land to the said J C HUMBRECHT, HIS 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 A J WALKUP, and J C HUMBRECHT, that if any of said notes shall at any time be unpaid, either in whole or in part, THREE months after maturity, all of the notes shall thereupon become due.

The said J C HUMBRECHT, agree to keep the BUILDINGS on property conveyed insured to the amount of $400.00) AND 00/100 Dollars, payable to the said A J WALKUP, as collateral security to said notes, and to pay all taxes when due; and the said J C HUMBRECHT, further agree S that if HE fails to keep the said BUILDINGS, insured, or to pay any taxes as agreed, the said A J WALKUP, or the lawful holder of said notes, may have the building insured, or may pay the taxes; and in either event the amount paid shall become part of the indebtedness secured by the lien herein reserved, and shall bear interest from the date of payment. If the said J C HUMBRECHT, shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said A J WALKUP, such failure shall render all of said notes due at the expiration of such time.

The said J C HUMBRECHT, further agree that if said notes become due upon any contingency hereinbefore stated, the said A J WALKUP, 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 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; third, to the satisfaction of the indebtedness secured by said vendor's lien; and, last, any balance shall be paid to the said J C HUMBRECHT, or HIS legal representatives.

The said J C HUMBRECHT, further agree S that the said A J WALKUP, may execute the power of sale herein contained without giving bond or taking oath; that the said A J WALKUP, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said A J WALKUP 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 A J WALKUP, and the said J A J WALKUP~~T~~ further agree ~~that the purchaser may reinter and take possession of the property without hindrance or delay~~ THAT IN THE EVENT OF A SALE OF SAID PROPERTY UNDER AND BY VIRTUE OF THIS DEED, THEN THE SAID J C HUMBRECHT AND ALL PERSONS HOLDING UNDER HIM SHALL BE AND BECOME THE TENANTS AT WILL OF THE PURCHASER OF THE SAME FROM AND AFTER THE EXECUTION AND DELIVERY OF A DEED TO SUCH PURCHASER, SAID TENANCY TO BE DETERMINED AT THE OPTION OF SAID PURCHASER UPON FIVE DAYS WRITTEN NOTICE.

In Witness Whereof, WE hereunto set OUR signature S this 5TH day of MAY 1919

A J WALKUP

HATTIE WALKUP

As evidence of MY ratification and acceptance of the foregoing terms and conditions, I, THE UNDERSIGNED, join herein and subscribe MY name hereto.

This 15TH day of MAY 1919

J C HUMBRECHT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W S BALLARD, a Notary Public in and for said County and State, the within-named A J WALKUP AND WIFE HATTIE WALKUP AND J C HUMBRECHT, the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And HATTIE WALKUP WIFE of the said A J WALKUP, having appeared before me privately and apart from HER husband, the said HATTIE WALKUP~~XXXXXXXXXXX~~, 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 6TH day of MAY 1919

W S BALLARD, Notary Public.

((SEAL))

U S R S $ 1.00

RECEIVED THE 1ST DAY OF SEPTEMBER A D 1920 AT 3:00 O CLOCK

MA