NO. 25848 : REGISTERED, FEBRUARY 21, 1921.

WILLIE MAY HIBDON, TO T W MANLOVE AND CLARDY

FOR AND IN CONSIDERATION of the sum of ($1800.00) EIGHTEEN HUNDRED AND NO/100, DOLLARS, paid and to be paid by T W MANLOVE AND REGINALD CLARDY as follows: TWO HUNDRED AND 00/100 ($200.00) Dollars cash, the receipt of which is hefeby acknowledged, and for the remainder the said T W MANLOVE AND REGINALD CLARDY, have executed SO promissory note for TWENTY AND 00/100 ($20.00) Dollars each, of even date herewith, payable to the order of WILLIE MAY HIBDON, and bearing six per cent interest from DATE, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due APRIL 1ST 1921, and the others ONTHE FIRST DAY OF EACH AND EVERY MONTH CONSECUTIVELY thereafter until all are paid.

I, WILLIE MAY HIBDON (UNMARRIED) have bargained and sold, and by these presents do transfer and convey, unto the said T W MANLOVE AND REGINALD CLARDY EQUALLY AS TENANTS IN COMMON heirs and assigns, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

BEING LOT NO 10 IN BLOCK "A", OF THE LUSK SUBDIVISION OF LOTS NOS 36, AND THE NORTH HALF OF LOT NO 37 OF THE BOYD MC EWEN PLAN OF LOTS ACCORDING TO THE PLAN OF THE SAID SUBDIVISION OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNBOOK NO 161, PAGE 163, SAID LOT NO 10 FRONTS, 50 FEET ON THE NORTH SIDE OF JEFFERSON STREET AND RUNNING BACK BETWEEN PARALLEL LINES, 167 FEET TO A 30 FOOT STREET AND BEING THE SAME PROPERTY CONVEYED TO WILLIE MY HIBDON, BY DEED OF SAM COHN, DATED APRIL, 1ST, 1913, AND RECORDED IN BOOK NO 444, PAGE, 94, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. THE INTEREST ON THE ABOVE MENTIONED NOTES HAS BEEN COMPUTED AND ADDED IN THE FACE OF THE NOTES MAKING THE FIRST ONE OF THE SAID NOTES, $20.00 AND THE OTHER DECREASING 10CENTS EMONTH UNTIL ALL ARE PAID. IN CASE ANY OF THE SAID NOTES ARE PAID BEFOR MATURITY, INTEREST IS TO BE DEDUCTED COMMENSURATE WITH THE WAY IT HAS ACCRUED OR IN OTHER WORDS INTEREST SHALL BE PAID UNTIL THE NOTE IS PAID AT 6% FROM ITS DATE, THE PRINCIPAL BEING $20.0

PURCHASERS ASSUME ALL TAXES FOR THE YEAR 1921.

To Have And to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said T W MANLOVE AND REGINALD CLARDY EQUALLY AS TENANTS IN COMMON THEIR, heirs and assigns, forever. And I do covenant with the said T W MANLOVE AND, REGINALD CLARDY that I AM, lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

And I do further covenant and bind MYSELF MY heirs and representatives to warrant and forever defend the title to said land to the said T W MANLOVE AND REGINALD CLARDY 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 WILLIE MAY HIBDON, and T W MANLOVE AND REGINALD CLARDY that if any of said notes shall at any time be unpaid, either in whole or in part, TEN months after maturity, all of the notes shall thereupon become due.

The said T W MANLOVE AND REGINALD CLARDY agree to keep the IMPROVEMENTS on property conveyed insured to the amount of ONE THOUSAND, Dollars, payable to the said WILLIE MAY HIBDON, as collateral security to said notes, and to pay all taxes when due; and the said T W MANLOVE AND REGINALD CLARDY further agree that if THEY fail to keep the said BUILDING IMPROVEMENTS insured, or to pay any taxes as agreed, the said WILLIE MAY HIBDON, 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 T W MANLOVE AND REGINALD CLARDY, shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said WILLIE MAY HIBDON, such failure shall render all of said notes due at the expiration of such time.

The said T W MANLOVE AND REGINALD CLARDY further agree that if said notes become due upon any contingency hereinbefore stated, the said WILLIE MAY HIBDON, 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 said, 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 T W MANLOVE AND REGINALD CLARDY, or legal representatives.

The said T W MANLOVE AND REGINALD CLARDY further agree that the said WILLIE MAY HIBDON, may execute the power of sale herein contained without giving bond or taking oath; that the said WILLIE MY HIBDON, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said WILLIE MAY HIBDON, 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 WILLIE MAY HIBDON, and the said T W MANLOVE AND REGINALD CLARDY further agree that the purchaser may reinter and take possession of the property without hindrance or delay.

In Witness Whereof, I hereunto set MY signature, this 18TH day of FEBRUARY 1921,

WILLIE MAY HIBDON,

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE T W MANLOVE AND REGINALD CLARDY join herein and subscribe OUR name S hereto.

This day of FEBRUARY 1921

T W MANLOVE

REGINALD CLARDY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G W ALLEN, a Notary Public in and for said County and State, the within-named WILLIE MY HIBDON (UNMARRIED) AND, T W MANLOVE AND REGINALD CLARDY, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And

of the said

having appeared before me privately and apart from husband, the said

acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.

Witness my hand and official seal, at NASHVILLE, Tennessee, this 18TH day of FEBRUARY 1921.

U S REV STAMPS $2.00 (SEAL)- G W ALLEN, Notary Public.

REC'D FOR RECORD 18 FEBY A.D. 1921 AT 2:30 O'CLOCK.