NUMBER 32546. REGISTERED FEBRUARY 1ST 1922.

WM. COLEMAN, TO TOM AND LULA MAY HILL.

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND FIFTY ($1050.00) DOLLARS, paid and to be paid by TOM HILL AND WIFE, LULA MAY HILL, as follows: FIFTY ($50.00) Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said TOM HILL AND WIFE

have executed 100 promissory notes for TEN ($10.00) Dollars each, of even date herewith, payable to the order of WM. COLEMAN, and bearing six per cent interest from FEB. 1ST 1922, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due MARCH 1ST, 1922, and the others ONE (1) THE FIRST OF EACH MONTH thereafter, until all are paid.

WE, WM. COLEMAN AND WIFE, LAURA J. COLEMAN have bargained and sold, and by these presents do transfer and convey, unto the said TOM HILL AND LULA MAY HILL, THEIR heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BEING IN 6TH (FORMERLY 9TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SUBDIVISION OF BLOCKS NO.1 AND 2 CUMBERLAND NURSERIES AS OF RECORD IN BOOK NO.161 PAGE 35, R.O.D.C. BEING LOT NO.8 FRONTING 50 FEET ON SOUTH SIDE OF JOINER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY..

TOM HILL AND WIFE ASSUME TAXES FOR YEAR 1922.

The entire debt secured herein having been paid in full to [illegible] lawful money of the United States, I hereby release the lien on the within described property. Witness my hand this 1st day of March 1922. Payment received by: J. Hershey Anderson, Deputy Register. Wm Coleman

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TOM HILL AND WIFE, LULA MAY HILL, THEIR heirs and assigns, forever. And WE do covenant with the said TOM HILL AND WIFE, 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 TOM HILL AND WIFE, 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 WM. COLEMAN and TOM HILL AND WIFE, that if any of said notes shall at any time be unpaid, either in whole or in part, 2 months after maturity, all of the notes shall thereupon become due.



The said TOM HILL AND WIFE agree to keep the RESIDENCE on property conveyed insured to the amount of FIVE HUNDRED Dollars, payable to the said WM. COLEMAN as collateral security to said notes, and to pay all taxes when due; and the said TOM HILL AND WIFE further agree that if THEY fail to keep the said RESIDENCE insured, or to pay any taxes as agreed, the said WM. COLEMAN, 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 TOM HILL AND WIFE shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said WM. COLEMAN, such failure shall render all of said notes due at the expiration of such time.

The said TOM HILL AND WIFE further agree that if said notes become due upon any contingency hereinbefore stated, the said WM. COLEMAN, 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 TOM HILL AND WIFE, or THEIR legal representatives.

The said TOM HILL AND WIFE further agree that the said WM. COLEMAN may execute the power of sale herein contained without giving bond or taking oath; that the said WM. COLEMAN, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said WM. COLEMAN 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 WM. COLEMAN, and the said TOM HILL AND WIFE further agree that the purchaser may enter 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 TOM HILL AND WIFE, AND ALL PERSONS HOLDING UNDER THEM, 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, this 21ST day of JAN, 1922.

WM. COLEMAN.

LAURA J. COLEMAN.

As evidence of THE ratification and acceptance of the foregoing terms and conditions, WE join herein and subscribe OUR name hereto.

This 21ST day of JAN., 1922.

TOM HILL.

LULA MARY HILL.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named WM. COLEMAN, AND HIS WIFE, LAURA J. COLEMAN; TOM HILL AND LULA MAY HILL, the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And LAURA J. COLEMAN, WIFE of the said WM. COLEMAN, having appeared before me privately and apart from HER husband, the said LAURA J. COLEMAN, acknowledged the execution of the said instrument to have been done by HER 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 21ST day of JAN., 1922.

(SEAL) M.F. BAKER, Notary Public.

U.S. REVENUE STAMPS $1.50.

RECEIVED JANUARY 24TH 1922, AT 11:27 A.M. (6)