FOR AND IN CONSIDERATION of the sum of THIRTY-EIGHT HUNDRED AND 00/100 ($3800.00) - DOLLARS, PAID AND TO BE PAID BY F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT AS FOLLOWS:

EIGHT HUNDRED AND 00/100 ($800.00) DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, HAVE EXECUTED AND DELIVERED THEIR 61 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF THE BRANSFORD REALTY COMPANY, THE FIRST ONE BEING FOR THE SUM OF $40.00 AND EACH SUCCEEDING NOTE, RESPECTIVELY, THEREAFTER BEING FOR AN AMOUNT 12½ CENTS LESS THAN THE PRECEDING NOTE, EXCEPT THE LAST ONE, WHICH IS FOR $1005.00; THE FIRST OF SAID NOTES FALLING DUE MARCH 9, 1925 AND THE OTHERS MONTHLY, RESPECTIVELY, THEREAFTER UNTIL ALL MATURE, AND NONE OF SAID SERIES OF 61 NOTES BEARING INTEREST, EXCEPT AFTER MATURITY, THE INTEREST BEING COMPUTED AND ADDED INTO THE FACE OF EACH NOTE.-

IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE SAID BRANSFORD REALTY COMPANY AND THE SAID F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, THAT WHEN THE SAID $1005.00 NOTE ABOVE MENTIONED, FALLS DUE, IF AT THAT TIME THE SAID F. E. DUNNAVANT AND ZAIDA R. DUNNAVANT STILL OWN THE PROPERTY, AND ARE UNABLE TO PLACE THE NOTE ELSEWHERE AS A MORTGAGE OR LOAN, AT 6% INTEREST, OR IF THE BRANSFORD REALTY COMPANY IS UNABLE TO PLACE SAID NOTE AS A LOAN AT 6% INTEREST, IN THAT EVENT THE SAID BRANSFORD REALTY COMPANY AGREES TO EXTEND THE MATURITY OF SAID NOTE UNTIL EITHER F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, OR THE BRANSFORD REALTY COMPANY CAN PLACE SAID NOTE AS A LOAN UNDER SAID CONDITIONS, BUT WITH THE DISTINCT UNDERSTANDING THAT WHILE SAID NOTE IS BEING EXTENDED THAT THE SAID F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, WILL MAKE PAYMENTS THEREON AT THE RATE OF $25.00 PER MONTH AND INTEREST ON THE WHOLE UNPAID PRINCIPAL EACH MONTH.-

AND FOR OTHER CONSIDERATIONS HEREINAFTER SET OUT, THE BRANSFORD REALTY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY, TRANSFER AND CONVEY, UNTO THE SAID F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, AND TO THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

1ST- BEING PART OF BLOCK NO. 28 IN THE SYLVAN PARK PLAN OF LOTS, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF 9TH AVENUE, 50 FT. WEST OF THE WESTERLY MARGIN OF FOURTH STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE WESTERLY 50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 160 FEET; WESTERLY FROM THE WESTERLY MARGIN OF SAID FOURTH STREET; THENCE NORTHERLY 160 FEET TO THE BEGINNING;- BEING PART OF THE SAME PROPERTY CONVEYED TO BRANSFORD REALTY CO. BY DEED FROM O. W. HUGHES, ET UX. RECORDED IN BOOK 653, PAGE 533, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2ND - BEING THE EASTERLY 20 FEET OF LOT NO. 4 ON THE MAP OF JOHNSON BRANSFORD'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK NO. 28 OF SYLVAN PARK SUBDIVISION, A PLAN OF WHICH IS RECORDED IN BOOK 421, PAGE 136 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 4 FRONTS 20 FEET ON THE SOUTH SIDE OF 9TH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY.- BEING PART OF THE SAME PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM O. W. HUGHES ET UX, RECORDED IN BOOK 653, PAGE 533 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.-

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said F. E. DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT, THEIR *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY *covenants with the said* F.E.DUNNAVANT AND WIFE, ZAIDA R.DUNNAVANT *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 FOR THE 1925 TAXES, WHICH THE PURCHASER HEREBY ASSUMES AND AGREES 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* F. E. DUNNAVANT AND WIFE, ZAIDA R.DUNNAVANT, 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 F.E.DUNNAVANT AND ZAIDA R.DUNNAVANT *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 F.E.DUNNAVANT AND ZAIDA R.DUNNAVANT *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* ---THREE THOUSAND 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 Company 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* F.E.DUNNAVANT AND ZAIDA R.DUNNAVANT *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* F.E.DUNNAVANT AND ZAIDA R.DUNNAVANT *shall fail to repay any insurance premium 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.*

I declare that I am the grantee herein and that this instrument was received for record and recorded as stated. I further state that the consideration or value of the property conveyed is correctly stated in the foregoing deed. This 6 day of Feb. 1925

BRANSFORD REALTY COMPANY
BY W. V. FLOWERS
DEPUTY REGISTER

The said F. E. DUNNAVANT AND ZAIDA R. DUNNAVANT *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 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, 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;

AND, LASTLY—Any badance shall be paid to the said F.E.DUNNAVANT & ZAIDA R.DUNNAVANT *or* THEIR *legal representatives.*

The said F.E.DUNNAVANT AND ZAIDA R. DUNNAVANT *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* F.E.DUNNAVANT & ZAIDA R.DUNNAVANT *further agree that the purchaser may re-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 F. E. DUNNAVANT AND ZAIDA R.DUNNAVANT, 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* F. E. DUNNAVANT & ZAIDA R. DUNNAVANT, 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* 2ND *day of* FEBRUARY *192*5.

BRANSFORD REALTY COMPANY.
[SEAL] By JOHNSON BRANSFORD
President.
Attest: W. V. FLOWERS
Secretary.

As evidence of THEIR *ratification and acceptance of the foregoing terms and conditions* F.E.DUNNAVANT AND WIFE, ZAIDA R. DUNNAVANT- *join herein and subscribe* THEIR *names hereto.*

This, 2ND *day of* FEBRUARY *192*5.

F. E. DUNNAVANT
ZAIDA R. DUNNAVANT

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, CAROLINE G. KIMBROUGH, *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* FEBRUARY *1925.*

[SEAL] CAROLINE G. KIMBROUGH
Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, CAROLINE G. KIMBROUGH, *a Notary Public in and for said County and State, the within-named* F.E.DUNNAVANT AND WIFE ZAIDA R. DUNNAVANT *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*

And ZAIDA R. DUNNAVANT, *wife of the said* F. E. DUNNAVANT, *having appeared before me privately and apart from* HER *husband, the said* F. E. DUNNAVANT, *the said* ZAIDA R. DUNNAVANT *acknowledge 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* 3RD *day of* FEBRUARY *192*5.

[SEAL] CAROLINE G. KIMBROUGH
Notary Public.

U.S.R.S. $4.00

RECEIVED FEBRUARY 4, 1925, 12:42 P.M.