FOR AND IN CONSIDERATION of the sum of $1900.00 NINETEEN HUNDRED
paid and to be paid by JOHN MCGRADY AND WIFE MERLE MCGRADY
ONE HUNDRED ($100.00) Dollars cash, the receipt of which is hereby acknowledged, the
PART OF
consideration the said JOHN MCGRADY AND WIFE MERLE MCGRADY ASSUME AND AGREE TO PAY
THE DEBT OF $1000.00 AND INTEREST ON SAME AS DESCRIBED IN DEED OF
390 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN. AND FOR THE
MCGRADY AND WIFE MERLE MCGRADY
HAVE CONSENT THEIR THE promissory note S OF $25.00 EACH THE INTEREST FOR THIRTY DAYS TIME ON THE
UNPAID BALANCE HAS BEEN COMPUTED AND ADDED TO THE FACE OF EACH NOTE, MAKING THE FIRST NOTE
$29.00 AND THE LAST NOTE FOR $25.12 Dollars each of even date herewith, payable to the order of
B. M. HUGHES AND WIFE MAY HUGHES, and bearing six per cent interest from MATURITY, with
lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due DEC. 20TH 1922.
and the others ONE ON OR BEFORE THE 20TH OF EACH AND EVERY MONTH thereafter until all are paid.
WE B. M. HUGHES AND WIFE MAY HUGHES
have bargained and sold, and by these presents do transfer and convey, unto the said
JOHN MCGRADY AND WIFE MERLE MCGRADY THEIR
heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BEING LOT NO. 8 IN BLOCK 7 IN THE CHARLOTT PARK COMPANY'S SECOND ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 57, PAGE 160 AND 161 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 8 FRONTS 50 FEET ON THE NORTH SIDE OF FIRST AVENUE (OR PARK AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, AND IS THE SAME PROPERTY THAT WAS CONVEYED BY DEED OF HERBERT JACKSON (UNMARRIED) TO B. M. HUGHES AND WIFE MAY HUGHES ON THE 12TH DAY OF AUG. 1921, SEE DEED OF RECORD IN BOOK NO. 583 PAGE 76 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
JOHN MCGRADY AND WIFE MERLE MCGRADY THEIR
heirs and assigns, forever. And WE do covenant with the said
JOHN MCGRADY AND WIFE MERLE MCGRADY 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 EXCEPT AS SHOWN ABOVE.

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 JOHN MCGRADY AND WIFE MERLE MCGRADY 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 B. M. HUGHES AND WIFE MAY HUGHES
and JOHN MCGRADY AND WIFE MERLE MCGRADY
that if any of said notes shall at any time be unpaid, either in whole or in part, TWO months after maturity, all of the notes shall thereupon become due.

And JOHN MCGRADY AND WIFE MERLE MCGRADY agree to keep the RESIDENCE
on property conveyed insured to the amount of $1000.00 Dollars, payable to the said
FIRST MORTGAGEE as collateral security to said notes, and to pay all taxes when due;
and the said JOHN MCGRADY AND WIFE MERLE MCGRADY further agree that if THEY fail to keep the
said RESIDENCE insured or to pay any taxes as agreed, the said
B. M. HUGHES AND WIFE MAY HUGHES, 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 JOHN MCGRADY AND WIFE MERLE MCGRADY shall fail to repay any premium or
taxes and interest within TWO months from the payment thereof by the said B. M. AND MAY HUGHES
such failure shall render all of said notes due at the expiration of such time.

The said JOHN MCGRADY AND WIFE MERLE MCGRADY further agree that if said notes become due upon any contingency hereinbefore stated, the said B. M. HUGHES AND WIFE MAY HUGHES, 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 JOHN MCGRADY AND WIFE MERLE MCGRADY, or THEIR legal representatives.

The said JOHN MCGRADY AND WIFE MERLE MCGRADY further agree that the said
B. M. HUGHES AND WIFE MAY HUGHES may execute the power of sale herein contained without giving
bond or taking oath; that the said B. M. HUGHES AND WIFE MAY HUGHES, or the lawful owner of any of the notes
herein secured, may bid at any sale under said power; and that if the said B. M. HUGHES AND WIFE MAY HUGHES
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
B. M. HUGHES AND WIFE MAY HUGHES, and the said JOHN MCGRADY AND WIFE MERLE MCGRADY
further agree that in the event of a sale of said property under and by virtue of this deed, then the said JOHN MCGRADY AND WIFE MERLE MCGRADY
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 S, this 20TH day of NOVEMBER 1922.

B. M. HUGHES
MAY HUGHES

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE, JOHN MCGRADY AND WIFE
MERLE MCGRADY join herein and subscribe name hereto.
This 20TH day of NOVEMBER 1922.

JOHN MCGRADY
MERLE MCGRADY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within named
B. M. HUGHES AND WIFE MAY HUGHES AND JOHN MCGRADY AND WIFE MERLE MCGRADY the bargainorS, with whom I am personally acquainted, and who
acknowledged that THEY executed the within instrument for the purposes therein contained.

And MAY HUGHES AND MERLE MCGRADY WIVES
of the said B. M. HUGHES AND JOHN MCGRADY
having appeared before me privately and apart from THEIR husbandS, the said MAY HUGHES AND MERLE MCGRADY
acknowledged the execution of the said instrument to have been done by
THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband, and for the purposes therein
expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 20TH day of NOVEMBER 1922.

[Seal] FRED K. JONES, Notary Public.

U.S.R.S. $1.00
REGD. NOV. 24, 1922 AT 11:12 A.M.