STATE OF TENNESSEE,
COUNTY OF HAMILTON.

ON THE 3 DAY OF JULY, 1923, BEFORE ME PERSONALLY APPEARED WILLARD STEELE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF HINDS REALTY COMPANY, A CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF, OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID WILLARD STEELE ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT CHATTANOOGA, TENNESSEE, THIS 3 DAY OF JULY, 1923.

(SEAL) J. W. OLIPHANT, NOTARY PUBLIC.

REC'D JULY 30, 1923. AT 12:00, P. M.

NUMBER 50640. RECORDED AUG. 9, 1923.

MRS. DELLA T. LACKEY, ET.ALS.

TO

HELEN GORDON WALKER.

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN THOUSAND FIVE HUNDRED DOLLARS, ($7,500.00), PAID AND TO BE PAID BY HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER, AS FOLLOWS:

SEVEN HUNDRED FIFTY DOLLARS, ($750.00), CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND THE SAID HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER ASSUME A LOAN OF FOUR THOUSAND DOLLARS, ($4,000.00), IN FAVOR OF THE AMERICAN TRUST COMPANY, AND SECURED BY DEED OF TRUST EXECUTED BY A. C. LACKEY AND WIFE TO V. I. WITHERSPOON, TRUSTEE, RECORDED IN BOOK NO. 594, PAGE 199, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND FOR THE REMAINDER THE SAID HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER HAVE EXECUTED THEIR SIXTY EIGHT (68) MONTHLY NOTES OF EVEN DATE HEREWITH, THE FIRST OF SAID NOTES BEING IN THE SUM OF FIFTY THREE AND 75/100 DOLLARS, ($53.75) PAYABLE SEPTEMBER 1ST, 1923, AND EACH OF SAID NOTES THEREAFTER BEING IN THE SUM OF TWENTY CENTS (20 CTS.) LESS THAN THE PRECEDING NOTE, PAYABLE MONTHLY, EXCEPT THE LAST NOTE WILL BE FOR THE SUM OF SEVENTY AND 35/100 DOLLARS, ($70.35). SAID NOTES ARE DRAWN SO AS TO INCLUDE THE INTEREST THEREON IN THE FACE OF THE NOTES.

A LIEN IS RETAINED ON THE TRACT OF LAND HEREINAFTER CONVEYED TO SECURE THE PAYMENT OF ALL OF SAID NOTES;

WE, MRS. DELLA T. LACKEY, THE WIDOW OF A. C. LACKEY, DECEASED, INDIVIDUALLY AND AS EXECUTRIX UNDER THE WILL OF A. C. LACKEY, DECEASED, VADEN M. LACKEY, AND JOSEPHINE LACKEY MC BRATNEY, THE ONLY CHILDREN AND HEIRS AT LAW OF THE SAID A. C. LACKEY, DECEASED, AND HARRY H. MCBRATNEY, THE HUSBAND OF THE SAID JOSEPHINE LACKEY MCBRATNEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

THE WESTERLY 40 FEET OF LOT NO. 224 AND THE EASTERLY 10 FEET OF LOT NO. 223 ON THE MAP OF RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DAVISON "B" AS OF RECORD IN BOOK 332, PAGE 92 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PORTIONS OF THE SAID TWO LOTS FRONTING TOGETHER 50 FEET ON THE NORTHERLY SIDE OF CENTRAL AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO THE SAID A. C. LACKEY BY DEED OF OSBORNE AND WIFE, LAURA G. OSBORNE, RECORDED IN BOOK 561, PAGE 368, 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 HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER, AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH THE SAID HELEN GORDON WALKER, JOSEPHINE LANE WALKER, AND CALVIN HARVEY WALKER THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT,

AND THE SAME IS UNINCUMBERED, EXCEPT AS HEREINABOVE SET OUT. AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND DEFEND THE TITLE TO SAID LAND TO THE SAID HELEN GORDON WALKER, JOSEPHINE LANE WALKER AND CALVIN HARVEY WALKER, 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:

IT IS EXPRESSLY AGREED BY AND BETWEEN THE SAID GRANTORS AND GRANTEES THAT IF ANY OF SAID NOTES SHALL AT ANY TIME BE UNPAID, EITHER IN WHOLE OR IN PART, FOR A PERIOD OF FOUR MONTHS AFTER MATURITY, ALL OF THE NOTES SHALL THEREUPON BECOME DUE.

THE SAID GRANTEES AGREE TO KEEP THE IMPROVEMENTS ON THE PROPERTY CONVEYED INSURED TO THE AMOUNT OF $6,000.00, PAYABLE TO THE GRANTORS AS COLLATERAL SECURITY TO SECURE SAID NOTES, AND TO PAY ALL TAXES WHEN DUE, AND THE SAID GRANTEES FURTHER AGREE THAT IF THEY FAIL TO KEEP THE SAID IMPROVEMENTS INSURED, OR TO PAY THE TAXES AS AGREED, THE SAID GRANTORS, OR THE LAWFUL HOLDER OF SAID NOTES, MAY HAVE SAID IMPROVEMENTS 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.

THE SAID GRANTEES FURTHER AGREE THAT IF THERE IS A DEFAULT IN THE PAYMENT OF SAID NOTES, AS HEREINABOVE PROVIDED, THE SAID GRANTORS, OR THE LAWFUL OWNER OF SAID NOTES THEN UNPAID, AFTER GIVING THIRTY DAYS NOTICE BY WEEKLY ADVERTISEMENT IN SOME NEWSPAPER PUBLICHED IN DAVIDSON COUNTY, SHALL HAVE AUTHORITY TO SELL THE PROPERTY CONVEYED BY PUBLIC AUCTION AT THE SOUTH DOOR OF THE COURT HOUSE IN NASHVILLE, TENNESSEE, TO THE HIGHEST BIDDER FOR CASH, FREE FROM THE RIGHTS OF REDEMPTION, HOMESTEAD AND DOWER, AND TO EXECUTE A CONVEYANCE TO THE PURCHASER, AND TO APPLY THE PROCEEDS OF SALE AS FOLLOWS:

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 LIEN; AND LAST, ANY BALANCE SHALL BE PAID TO THE LAWFUL HOLDER OF SAID NOTES.

THE SAID GRANTEES FURTHER AGREE THAT THE SAID MRS. DELLA T. LACKEY, INDIVIDUALLY AND AS EXECUTRIX, MAY EXECUTE THE POWER OF SALE HEREIN CONTAINED WITHOUT GIVING BOND OR TAKING OATH; THAT THE LAWFUL OWNER OF THE NOTES HEREIN SECURED MAY BID AT ANY SALE UNDER SAID POWER; AND THAT IF THE SAID GRANTORS, OR ANY OF THEM, BECOME THE PURCHASER, THE PRESON HOLDING THE OFFICE OF COUNTY COURT CLERK FOR SAID COUNTY SHALL HAVE AUTHORITY TO CONVEY THE PROPERTY TO purchaser and the said grantee
THE SAID GRANTEES FURTHER AGREE THAT IN THE EVENT OF SALE OF SAID PROPERTY UNDER ANY BY VIRTUE OF THIS DEED, THEN THE SAID GRANTEES, AND ALL PERSONS HOLDING UNDER THEM, SHALL BE AND BECOME THE TENANTS AT WILL OF THE PURCHASER OF 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' WIRTTEN NOTICE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS THE 28TH DAY OF JULY, 1923.

MRS. DELLA T. LACKEY, EXECUTRIX UNDER THE WILL OF A. C. LACKEY, DECEASED.

MRS. DELLA T. LACKEY,

VADEN M. LACKEY.

JOSEPHINE LACKEY MCBRATNEY.

HARRY H. MCBRATNEY.

AS EVIDENCE OF OUR RATIFICATION AND ACCEPTANCE OF THE FOREGOING TERMS AND CONDITIONS, WE, HELEN GORDON WALKER, JOSEPHINE LANE WALKER, AND CALVIN HARVEY WALKER, JOIN HEREIN AND SUBSCRIBE OUR NAMES HERETO THIS, THE DATE AND DAY ABOVE WRITTEN.

HELEN GORDON WALKER. JOSEPHINE LANE WALKER. CALVIN HARVEY WALKER.