NUMBER 54860.MATTIE A.CAUSEY,ET AL. TO HENRY VALENTINE, RECORDED NOV,24,1923.

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED,FIFTY & NO/100. DOLLARS, paid and to be paid by HENRY VALENTINE, as follows: FIFTY & NO/100. Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said HENRY VALENTINE,

ha S executed 20 promissory notes for TEN & NO/100. Dollars each of even date herewith, payable to the order of MATTIE A.CAUSEY, 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 JUNE,15TH,1922, and the others ONE ON THE 15TH DAY OF EACH MONTH, thereafter until all are paid.

WE MATTIE A.CAUSEY & W.J.CAUSEY,

have bargained and sold, and by these presents do transfer and convey, unto the said HENRY VALENTINE,HIS,

heirs and assigns, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

BEING LOT NO.15 IN THE MCLEAN SUBDIVISION,A PLAN OF WHICH IS OF RECORD IN BOOK NO.421,PAGE 130 OF THE REGISTERS OFFICE FOR DAVIDSON CO,TENNESSEE.SAID LOT NO.15,FRONTS FIFTY(50)FEET ON THE EASTERLY SIDE OF CALDWELL AVENUE,AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO THE SAID MATTIE A.CAUSEY,BY DEED FROM FRED E.CAUSEY,AND WIFE VERA CAUSEY AS OF RECORD IN BOOK NO.554,PAGE 412,R.O.D.C.TO WHICH REFERENCE IS HEREBY MADE.

The entire debt secured herein having been paid in full to the holder thereof, I hereby release the lien on the within described property held to secure the payment of said debt. This [illegible] day of [illegible] 1924
[illegible] Deputy Reg.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said HENRY VALENTINE,HIS, heirs and assigns, forever. And WE, do covenant with the said HENRY-VALENTINE, 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 HENRY VALENTINE,HIS, 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 MATTIE A.CAUSEY, and HENRY VALENTINE, that if any of said notes shall at any time be unpaid, either in whole or in part THREE months after maturity, all of the notes shall thereupon become due.

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The said HENRY VALENTINE, agree S [illegible] taxes when due; and the said HENRY VALENTINE, further agree S that if -- fail [illegible] to pay all taxes as agreed, the said MATTIE A.CAUSEY, or the lawful holder of said notes, [illegible] 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 HENRY VALENTINE, shall fail to repay [illegible] or taxes and interest within TWO months from the payment thereof by the said MATTIE A.CAUSEY, such failure shall render all of said notes due at the expiration of such time.

The said HENRY VALENTINE, further agree S that if said notes become due upon any contingency hereinbefore stated, the said MATTIE A.CAUSEY, , 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 HENRY VALENTINE, or HIS, legal representatives.

The said HENRY VALENTINE, further agree S that the said MATTIE A.CAUSEY, may execute the power of sale herein contained without giving bond or taking oath; that the said MATTIE A.CAUSEY, , or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said MATTIE A.CAUSEY, 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 MATTIE A.CAUSEY, and the said HENRY VALENTINE, further agree S that in the event of a sale of said property under and by virtue of this deed, then the said parties ~~shall be entitled to and take possession of the property without hindrance or delay, and the said~~ HIM, ~~will become tenant at will of the purchaser from and after day of sale.~~ 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.

That the purchaser may re-enter and take possession of the property without hindrance or delay and the said will become tenant at will of the purchaser from and after day of sale.

In Witness Whereof, WE, hereunto set OUR signature S, this 26TH, day of MAY,1922.

MRS.MATTIE A.CAUSEY.

W.J.CAUSEY.

As evidence of MY ratification and acceptance of the foregoing terms and conditions, I.HENRY VALENTINE, join herein and subscribe MY name hereto.

This 26TH day of MAY,1922.

H.VALENTINE.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E.HOWARD, a Notary Public in and for said County and State, the within named MATTIE A.CAUSEY AND W.J.CAUSEY, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY, executed the within instrument for the purposes therein contained.

And MATTIE A.CAUSEY,WIFE, of the said W.J.CAUSEY, having appeared before me privately and apart from HER husband, the said MATTIE A.CAUSEY, , acknowledged 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 26TH day of MAY, 1922.

[Seal] W.E.HARWOOD, , Notary Public.

U.S.R.S. 50 CTS.

REC.NOV,16,1923 AT 1:37 P.M.