NUMBER 55354. WM.PUCKETT ET UX TO JAMES R.ANDERSON ET UX RECORDED DEC,8,1923.

FOR AND IN CONSIDERATION of the sum of ..... DOLLARS,
paid and to be paid by ..... as follows:
..... Dollars cash, the receipt of which is hereby acknowledged, and for the
remainder the said ..... ,
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.....
.....
ha executed promissory note for
.....
..... Dollars each of even date herewith, payable to
the order of ....., and bearing six per cent interest from ....., with
lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due ....., and
the others ..... thereafter until all are paid.
.....
have bargained and sold, and by these presents do transfer and convey, unto the said .....
.....
heirs and assigns, a certain tract or parcel of land in ..... County, State of Tennessee, as follows:

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED FIFTY($950.00),DOLLARS,PAID AND TO BE PAID BY JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON,AS FOLLOWS;ONE HUNDRED DOLLARS PAID IN CASH THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,AND FOR THE REMAINDER,THE SAID JAMES R.ANDERSON, AND WIFE MINNIE ANDERSON HAVE EXECUTED AND DELIVERED THEIR 60 PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF WM.PUCKETT ,59 OF WHICH NOTES ARE FOR $14.00,EACH AND ONE FOR $24.00,NONE OF THESE NOTES BEAR INTEREST UNTIL AFTER MATURITY,AS THE INTEREST HAS BEEN COMPUTED AT 6% AND ADDED TO THE FACE OF EACH NOTE.THE FIRST PRINCIPAL NOTE IS FOR $14.00, PRINCIPAL,THE INTEREST IS $4.25,THE PRINCIPAL AND INTEREST IS $18.25,AND EACH SUCCEEDING NOTE RESPECTIVELY THEREAFTER IS FOR AN AMOUNT OF SEVEN CENTS LESS THAN THE PRECEDING NOTE EXCEPT THE LAST NOTE WHICH IS FOR THE SUM OF $24.00,PRINCIPAL AND INTEREST .12 CENTS,PRIN.AND INTEREST $24.12,THE FIRST ONE OF SAID NOTES FALLS DUE OCTOBER,18TH,1923 AND THE OTHERS,ONE ON THE 18TH,DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL MATURE.A LIEN IS RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF THE PURCHASE PRICE.WE,WM.PUCKETT AND WIFE,ESTELLA PUCKETT,HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON,THEIR, HEIRS AND ASSIGNS,A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,AS FOLLOWS;BEING THE NORTHERLY 107-½ FEET OF LOT NO,7,ON THE MAP OF THE BRANSFORD REALTY CO'S.RE-SUBDIVISION OF THE WEAKLEY AND WARREN RE-SUBDIVISION OF BLOCK "D",HERMITAGE ADDITION,AS OF RECORD IN BOOK 421,PAGE 58,R.O.D.C.TENN,SAID PART OF SAID LOT FRONTS 33 FEET ON THE SOUTH SIDE OF FAIN STREET AND EXTENDA BACK SOUTHERLY NBETWEEN PARALLEL LINES 107-½ FEET TO A LINE,BEING PART OF THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED IN BOOK 473,PAGE 213,R.O.D.C.TENN.AND BEING THE SAME PROPERTY CONVEYED BY HENRY BURNS AND WIFE,ELLEN BURNS TO WILLIAM PUCKETT,AND WIFE,ESTELLA PUCKETT,AS OF RECORD IN BOOK NO,515,PAGE 584,R.O.D.C.TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said .....
JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON,THEIR,
heirs and assigns, forever. And WE, do covenant with the said JAMES R.ANDERSON AND WIFE MINNIE ANDERSON, 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 JAMES R.ANDERSON AND WIFE MINNIE ANDERSON,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.PUCKETT AND WIFE ESTELLA PUCKETT,
and JAMES R.ANDERSON AND WIFE MINNIE ANDERSON,
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 entire debt secured herein having been paid in full to us the lawful owners and holders thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This 15 day of Dec. 1924.
W. P. Puckett
Deputy Register.

Mail Copies to Trust Co Roy Woodcock Good Bros.

The said JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON, agree to keep the HOUSE OR HOUSES on property conveyed insured to the amount of FIVE HUNDRED ($500.00), Dollars, payable to the said WM.PUCKETT AND WIFE ESTELLA PUCKETT, as collateral security to said notes, and to pay all taxes when due; and the said JAMES R.ANDERSON AND WIFE,MINNIE further agree that if THEY fail to keep the said HOUSE AND/ OR HOUSES, insured or to pay any taxes as agreed, the said WM.PUCKETT AND WIFE, 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 JAMES R.ANDERSON AND WIFE, shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said WM.PUCKETT AND WIFE, such failure shall render all of said notes due at the expiration of such time.

The said JAMES R.ANDERSON AND WIFE MINNIE further agree that if said notes become due upon any contingency hereinbefore stated, the said WM.PUCKETT AND WIFE, 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 JAMES R.ANDERSON AND WIFE,OR THEIR, ... legal representatives.

The said JAMES R.ANDERSON AND WIFE MINNIE, further agree that the said WM.PUCKETT AND WIFE ESTELLA, may execute the power of sale herein contained without giving bond or taking oath; that the said WM.PUCKETT AND WIFE ESTELLA, 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.PUCKETT AND WIFE ESTELLS 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.PUCKETT AND WIFE ESTELLA, and the said JAMES R.ANDERSON AND WIFE,MINNIE, further agree that in the event of a sale of said property under and by virtue of this deed, then the said JAMES R.ANDERSON AND WIFE, ~~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,~~ 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.

~~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 signatureS, this -- day of SEPTEMBER,1923.
WM.PUCKETT.
ESTELLA PUCKETT.

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE,JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON, join herein and subscribe OUR name S hereto.
This ~~-----~~ day of SEPTEMBER, 1923.
JAMES R;ANDERSON.
MINNIE ANDERSON.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.D.HAWKINS, a Notary Public in and for said County and State, the within named WM.PUCKETT AND WIFE ESTELLA PUCKETT,AND JAMES R.ANDERSON AND WIFE,MINNIE ANDERSON, bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ESTELLA PUCKETT AND MINNIE ANDERSON,WIVES, of the said WM.PUCKETT AND JAMES R.ANDERSON, having appeared before me privately and apart from THEIR husband S, the said ESTELLA PUCKETT AND MINNIE ANDERSON, 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 S, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 21 day of SEPTEMBER, 1923.
[Seal] W.D.HAWKINS, Notary Public.

U.S.R.S.$1.00.
REC.DEC,5,1923 AT 8;50 A.M.