NUMBER 73342. J.A.ANDREWS, TO H.H.KNIGHT,ET AL, RECORDED APRIL,21,1925.

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 _____

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 _____ _____ County, State of Tennessee, as follows:

FOR AND IN CONSIDERATION OF THE SUM OF FIVE THOUSAND ($5000.00),DOLLARS,PAID AND TO BE PAID BY H.H.KNIGHT AND O.C.SMITH,AS FOLLOWS;$400.00,ON OR BEFORE MAY,1,1925,WITH INTEREST FROM THIS DATE,UPON THE PAYMENT OF WHICH ,THIS DEED IS TO BE DELIVERED AS AN ACKNOWLEDGMENT OF A RECEIPT OF SAME,AND FOR THE BALANCE OF $4600.00,THE SAID H.H.KNIGHT,AND O.C.SMITH,HAVE EXECUTED 15 JOINT PROMISSORY NOTES,PAYABLE TO THE ORDER OF J.A.ANDREWS,WITH INTEREST FROM DATE, PAYABLE ANNUALLY THE FIRST FOURTEEN OF WHICH IS FOR $300.00,EACH,AND THE LAST ON E FOR $400. AND PAYABLE ON OR BEFORE MAY,1,1926,1927,1928,1929,1930,1931,1932,1933,1934,1935,1926,1937, 1938,1939,AND 1940,RESPECTIVELY,AND TO SECURE THE PAYMENT OF WHICH A LIEN IS EXPRESSLY RETAINED ON THE HEREINAFTER DESCRIBED PROPERTY,I,J.A.ANDREWS,AN UNMARRIED MAN,HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.H.KNIGHT ,AND O.C. SMITH,ONE HALF UNDIVIDED INTEREST TO EACH,THEIR HEIRS AND ASSIGNS,A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,AS FOLLOWS;122 ACRES OF LAND,MORE OR LESS,LYING NORTH OF THE NASHVILLE AND HOPKINSVILLE ROAD,CONVEYED AS A PART OF A LARGE TRACT TO J.C.SATTERFIELD,BY DEED OF E.P.WEBB AND WIFE,DATED AUGUST,22,1917,AND OF RECORD IN BOOK,502,PAGE 336, R.O.D.C.TENN,BEGINNING,AT A STAKE IN THE NORTHERLY LINE OF SAID NASHVILLE AND HOPKINSVILLE, ROAD,,BEING THE SOUTHEAST CORNER OF THE LAND HEREBY CONVEYED AND RUNNING THENCE NORTH 5 DEGREES AND 45 MINUTES EAST 2344 FEET TO A STAKE NEAR A SYCAMORE TREE;THENCE NORTH 63 DEGREES AND 53 MINUTES WEST 114.6 FEET;THENCE NORTH 46 DEGREES 53 MINUTES WEST 84.4 FEET,THENCE SOUTH 44 DEGREES 26 MINUTES WEST 125 FEET;THENCE NORTH,81 DEGREES AND 20 MINUTES WEST 2290, FEET TO A STONE,THE NORTHWEST CORNER OF THE TRACT HEREBY CONVEYED,THENCE SOUTH 12 DEGREES AND 57 MINUTES WEST 214.7 FEET;THENCE SOUTH 10 DEGREES 14 MINUTES WEST 170.8 FEET;THENCE SOUTH 7 DEGREES,57 MINUTES EAST 31.7 FEET;THENCE SOUTH 14 DEGREES AND 49 MINUTES WEST 135.7 FEET; THENCE SOUTH 30 DEGREES 52 MINUTES WEST 368.5 FEET;THENCE SOUTH 19 DEGREES,51 MINUTES WEST 26 FEET;THENCE SOUTH 73 DEGREES,34 MINUTES EAST 73 FEET;THENCE SOUTH 60 DEGREES,46 MINUTES EAST,75.2 FEET;THENCE SOUTH 74 DEGREES,5 MINUTES EAST 100 FEET;THENCE SOUTH 78 DEGREES 33 MINUTES,93.6 FEET,THENCE SOUTH 55 DEGREES,54 MINUTES EAST,136.6 FEET;THENCE SOUTH 33 DEGREES EAST 133.6 FEET ;THENCE SOUTH 38 DEGREES 49 MINUTES EAST 148.4 FEET;THENCE SOUTH 35 DEGREES, 12 MINUTES EAST 103 FEET;THENCE SOUTH 11 DEGREES,52 MINUTES EAST 299.7 ;THENCE SOUTH 17 DEGREES,57 MINUTES EAST 349.3 FEET,THENCE SOUTH 10 DEGREES ,5 MINUTES EAST 396.3 FEET;THENCE SOUTH 11 DEGREES 30 MINUTES EAST 347.6 FEET;THENCE SOUTH 14 DEGREES 38 MINUTES EAST 26.7 FEET TO THE CENTER OF THE NASHVILLE AND HOPKINSVILLE ROAD;THENCE ALONG THE CENTER OF SAID ROAD, 64 DEGREES 5 8 MINUTES EAST 211.8 FEET;THENCE NORTH 43 DEGREES 58 MINUTES EAST 82.9 ,FEET THENCENORTH 72 DEGREES 50 MINUTES EAST 327.7 FEET;THENCE SOUTH 82 DEGREES 59 MINUTES EAST 531,FEET;THENCE SOUTH 81 DEGREES,12 MINUTES EAST 408 FEET;THENCE FROM THE CENTER OF SAID ROAD NORTH,77 DEGREES,40 MINUTES EAST 23.5 FEET TO A STAKE IN THE SIDE OF SAID ROAD,THE BEGINNING POINT,AND BEING THE SAME LAND CONVEYED TO J.A.ANDREWS BY E.F.LANGFORD,AND WIFE,BY DEED OF RECORD IN BOOK,644,PAGE 11,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 H.H.KNIGHT AND O.C.SMITH,SHARE AND SHARE ALIKE,THEIR, heirs and assigns, forever. And I, do covenant with the said H.H.KNIGHT AND O.C.SMITH,,, that I AM, lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And I, do further covenant and bind MYSELF,MY,,, heirs and representatives to warrant and forever defend the title to said land to the said H.H.KNIGHT AND O.C.SMITH,, HEIR, 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 H.H.KNIGHT AND O.C.SMITH,,, and J.A.ANDREWS, that if any of said notes shall at any time be unpaid, either in whole or in part ONE, months after maturity, all of the notes shall thereupon become due.

This said H.H.KNIGHT AND O.C.SMITH,, Agree to keep the IMPROVEMENTS, on property conveyed insured to the amount of ----- Dollars, payable to the said J.A.NDREWS, as collateral security to said notes, and to pay all taxes when due; and the said H.H.KNIGHT AND O.C.SMITH, further agree that if THEY fail to keep the said IMPROVEMENTS,, insured or to pay any taxes as agreed, the said J.A.ANDREWS,, 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 H.H.KNIGHT AND O.C.SMITH,, shall fail to repay any premium or taxes and interest within TWO, months from the payment thereof by the said J.A.ANDREWS,OR HOLDER,OF NOTES, such failure shall render all of said notes due at the expiration of such time.

The said H.H.KNIGHT AND O.C.SMITH,,, further agree that if said notes become due upon any contingency hereinbefore stated, the said J.A.ANDREWS, , 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 H.H.KNIGHT AND O.C.SMITH, , or THEIR, legal representatives.

The said H.H.KNIGHT AND O.C.SMITH, further agree that the said J.A.ANDREWS OR THE LEGAL HOLDER OF SAID NOTES, may execute the power of sale herein contained without giving bond or taking oath; that the said J.A.ANDREWS,, , or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said J.A.ANDREWS,OR THE LAWFUL 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 J.A.ANDREWS,OR THELAWFUL HOLDER OF THE NOTES, and the said H.H.KNIGHT AND O.C.SMITH, further agree ~~that in the event of a sale of said property under and by virtue of this deed, then the said 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, 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 H.H.KNIGHT AND O.C.SMITH, will become tenant at will of the purchaser from and after day of sale.

In Witness Whereof, I hereunto set MY signature, this 8 day of NOV,1924.. J.A.ANDREWS.

As evidence of OUR ratification and acceptance of the foregoing terms and condition, WE join herein and subscribe OUR name hereto.

This 8TH day of NOV,,1924.. H.H.KNIGHT... O.C.SMITH...

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.H.HILL,, a Notary Public in and for said County and State, the within named J.A.ANDREWS,H.H.KNIGHT AND O.C.SMITH,,,, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY, executed the within instrument for the purposes therein contained.

And _____ of the said _____ having appeared before me privately and apart from husband, the said _____, acknowledge the execution of the said instrument to have been done by _____ freely, voluntarily, and understandingly, without compulsion or constrain from said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 10 day of NOVEMBER, 1924.

[Seal] R.H.HILL, , Notary Public.

U.S.R.S.$5.00.
RECD.APRIL,14,1925 AT 12:06 P.M.