NUMBER 74080.. WALTER J.VAUGHAN, TO MRS.ANNIE GREER HOUSE,RECORDED MAY,9,1925..

FOR AND IN CONSIDERATION of the sum of TWENTY FOUR HUNDRED DOLLARS, paid and to be paid by MRS.ANNIE GREER HOUSE, as follows: FIVE HUNDRED, Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said MRS.ANNIE GREER HOUSE,HAS EXECUTED 36 NOTES OF $25.00,EACH OF EVEN DATE HEREWITH BEARING INTEREST AT THE RATE OF 6% FROM DATE AND PAYABLE TO W.J.VAUGHAN,THE FIRST OF SAID NOTES BEING PAYABLE OCTOBER,1ST,1925,AND ONE ON THE FIRST DAY OF EACH MONTH THEREAFTER RESEPCTIVELY,AND A LIEN IS EXPRESSLY RESERVED ON THE PROPERTY HEREINAFTER CONVEYED TO SECURE THE PAYMENT OF SAID NOTES,FOR THE BALANCE OF SAID CONSIDERATION THE SAID MRS.ANNIE GREER HOUSE,ASSUMES AND BINDS HERSELF TO PAY A NOTE FOR $1,000.00,DUE THREE YEARS FROM JANUARY,1ST,1925,TOGETHER WITH 6 INTEREST NOTES OF $30.00,EACH,DATED JANUARY,1ST,1925,AND DUE 6, 12,18,24 AND 36MONTHS,AFTER DATE,SAID NOTES BEING SECURED BY DEED OF TRUST ON THE PROPERTY HEREINAFTER DESCRIBED,SAID DEED OF TRUST BEING EXECUTED BY WALTER J.VAUGHAN,TO J.C.CARTWRIGHT TRUSTEE AS OF RECORDIN BOOK,659,PAGE,125,R.O.D.C.TENN..I,WALTER J.VAUGHN,A WIDOWER,HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS.ANNIE GREER, HOUSE ,FOR HER SOLE AND SEPARATE ESTATE FREE FROM THE DEBTS OF ANY PRESENT OR FUTURE HUSBAND, HEIRS AND ASSIGND,A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,AS FOLLOWS: LOT NO.42 ON THE PLAN OF "IDEEWILD",IN THE 10TH,CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, A PLAN OF WHICH IS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE IN BOOK,NO, 161,PAGE 120,.SAID LOT NO.42 FRONTS 50 FEET ON THE SOUTH SIDE OF HALCYON AVENUE,AND EXTENDS BACK BETWEEN PARALLEL LINES,150 FEET TO AN ALLEY.BEING HOUSE NO.1111 HALCYON AVENUE TO THE CITY OF NASHVILLE,ALSO BEING THE SAME PROPERTY CONVEYED TO MARY E.SCRUGGS,BY DEED FROM H. HELM FARR AND WIFE,MINNIE R.FARR,WHICH IS A MATTER OF RECORD IN BOOK,NO,476,PAGE 56,OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE,AND BEING THE SAME PROPERTY CONVEYED TO WALTER J.VAUGHAN,AND WIFE,SADIE VAUGHAN,BY MARY E.SCRUGGS,AS OF RECORD IN BOOK,529,PAGE 202,R.O.D.C. TENNESSEE,,AND BEING THE SAME PROPERTY WHICH WAS OWNED BY WALTER J.VAUGHAN,AND WIFE,SADIE G. VAUGHAN,AS ESTATE BY THE ENTIRETY .THE SAID SADIE VAUGHAN HAVING DIED ON MAY,8TH,1924.

he 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 thereafter until all are paid. the others

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:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said MRS.ANNIE GREER HOUSE, heirs and assigns, forever. And I, do covenant with the said MRS.ANNIE GREER HOUSE, 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, heirs and representatives to warrant and forever defend the title to said land to the said MRS.ANNIE GREER HOUSE, 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 WALTER J.VAUGHN,A WIDOWER, and MRS.ANNIE GREER HOUSE, 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.

BOARDLEY-HOOVER CO NASHVILLE

Note / to be enclosed paying $36 note,

Comptroller Union Bank
By J.W. Hickman
Asst. Trust Officer

The said MRS.ANNIE GREER HOUSE, Agree S to keep the DWELLING, on property conveyed insured to the amount of ONE THOUSAND, Fire Standard, Dollars, payable to the said WALTER J.VAUGHAN, as collateral security to said notes, and to pay all taxes when due; and the said MRS.ANNIE GREER HOUSE, further agree S that if SHE fail S to keep the said DWELLING, insured or to pay any taxes as agreed, the said WALTER J.VAUGHAN, 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 MRS.ANNIE GREER HOUSE, shall fail to repay any premium or taxes and interest within TWO, months from the payment thereof by the said WALTER J.VAUGHAN, such failure shall render all of said notes due at the expiration of such time.

The said MRS.ANNIE GREER HOUSE, further agree S that if said notes become due upon any contingency hereinbefore stated, the said WALTER J.VAUGHAN, , 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 MRS.ANNIE GREER HOUSE, or HER legal representatives.

The said MRS.ANNIE GREER HOUSE, further agree S that the said WALTER J.VAUGHAN, may execute the power of sale herein contained without giving bond or taking oath; that the said WALTER J.VAUGHAN, , or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said WALTER J.VAUGHAN, 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 WALTER J.VAUGHAN, and the said MRS.ANNIE GREER HOUSE, 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 MRS.ANNIE GREER HOUSE, will become tenant at will of the purchaser from and after day of sale.

In Witness Whereof, ~~M~~ E, hereunto set MY signature, this 18, day of APRIL, 1925.
WALTER J.VAUGHAN,

As evidence of MY ratification and acceptance of the foregoing terms and conditions, join herein and subscribe MRS.ANNIE GREER HOUSE, Y, name hereto.

This 18TH, day of APRIL,1925.
ANNIE GREER HOUSE.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, ROBERT S.WEBB, a Notary Public in and for said County and State, the within named WALTER J.VAUGHAN ,A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that - HE 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 18TH, day of APRIL, 1925.

[Seal] ROBERT S.WEBB, Notary Public.

MY COMMISSION EXPIRES,APR.6,1929.
U.S.R.S.$1.00.
RECD.MAY,1,1925 AT 10:36 A.M.