NUMBER 76542..J.W.GRANT ET UX TO WALLACE RIDLEY ET UX,,RECORDED JULY,19,1925.

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND ,TWO HUNDRED ,FIFTY(1,250.00), DOLLARS, paid and to be paid by WALLACE RIDLEY AND WIFE MINNIE RIDLEY,, as follows: ONE HUNDRED (100) Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,, ha VE exacted THEIR96 promissory note S $-- NINETY FIVE (95)FOR TWELVE (12)DOLLARS,EACH AND ONE(1) FOR TEN(10)DOLLARS,EACH, Dollars each of even date herewith, payable to the order of J.W.GRANT, , and bearing six per cent interest from OCTOBER,10TH,1918, with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due NOVEMBER,10TH,1918,, and the others FALLS DUE ON THE 10TH, DAY OF EACH MONTH,, thereafter until all are paid.

WE,J.W.GRANT AND WIFE A.IDA GRANT, have bargained and sold, and by these presents do transfer and convey, unto the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY, IN JOINT AND SEVERALTY THEIR, heirs and assigns, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

BEING THE NORTH HALF OF LOTS NOS,43,44 AND 20 FEET OF LOT NO,45,IN TRIMBLE'S PLACE OF RECORD IN BOOK,21,PAGE 121,R.O.D.C.BEGINNING AT THE NORTH EAST CORNER OF LOT NO,43,ON EAST HILL STREET,AND RUNNING THENCE WITH SAID STREET SIXTY (60)FEET,THENCE AT RIGHT ANGLES WITH SAID STREET THROUGH LOTS NOS,43,44 AND 20 FEET OF LOT NO,45,ONE HUNDRED,TWENTY(120)FEET; THENCE AT RIGHT ANGLES,AND PARALLEL WITH EAST HILL STREET SIXTY(60)FEET TO GARDEN STREET; THENCE WITH GARDEN STREET ONE HUNDRED,TWENTY(2120)FEET TO THE BEGINNING,POINT,BEING THE SAME LOT OR PARCEL OF GROUND CONVEYED TO J.W.GRANT BY DEED OF ELLA EASTMAN AS OF RECORD IN BOOK, 342 ,PAGE 297,R.O.D.C...

The entire debt secured hereby having been paid, the lawful owner and holder thereof is hereby requested to cancel the lien on the within described property. This 26 day of Sept. 1925. Witness: [illegible] Deputy Reg.

Marvel G. Hadley

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,,THEIR, heirs and assigns, forever. And WE, do covenant with the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY, 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

And WE, do further covenant and bind OUR, heirs and representatives to warrant and forever defend the title to said land to the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,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 J.W.GRANT AND WIFE A.IDA GRANT, and WALLACE RIDLEY AND WIFE,MINNIE RIDLEY,, that if any of said notes shall at any time be unpaid, either in whole or in part THREE(3) months after maturity, all of the notes shall thereupon become due.

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The said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,, Agree to keep the BUILDING, on property conveyed insured to the amount of EIGHT HUNDRED (800$ Dollars, payable to the said J.W.GRANT, as collateral security to said notes, and to pay all taxes when due; and the said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,,, further agree that if THEY fail to keep the said BUILDING,, insured or to pay any taxes as agreed, the said J.W.GRANT,, 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 WALLACE RIDLEY AND WIFE ,MINNIE RIDLEY, shall fail to repay any premium or taxes and interest within THREE(3), months from the payment thereof by the said J.W.GRANT OR THE HOLDER,, such failure shall render all of said notes due at the expiration of such time.

The said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,, further agree that if said notes become due upon any contingency hereinbefore stated, the said J.W.GRANT,, , 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 WALLACE RIDLEY AND WIFE MINNIE RIDLEY, or THEIR, legal representatives.

The said WALLACE RIDLEY AND WIFE MINNIE RIDLEY,, further agree that the said J.W.GRANT OR OWNER OF SAID NOTES,, may execute the power of sale herein contained without giving bond or taking oath; that the said J.W.GRANT,, , 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.W.GRANT,, 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.W.GRANT,, and the said WALLACE RIDLEY AND WIFE, MINNIE RIDLEY,, 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 will become tenant at will of the purchaser from and after day of sale.~~

In Witness Whereof, WE HAVE, hereunto set OUR, signature S, this THE 10TH, day of OCTOBER,,1918.

J.W.GRANT.
A.IDA GRANT.

As evidence of OUR, ratification and acceptance of the foregoing terms and conditions, MINNIE RIDLEY, join herein and subscribe WE,WALLACE RIDLEY AND WIFE, OUR,, name S hereto.

This 11" day of OCTOBER,, 1918.

WALLACE RIDLEY.
MINNIE RIDLEY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.N.LANGSTON,,, a Notary Public in and for said County and State, the within-named J.W.GRANT AND WIFE,A.IDA GRANT,WALLACE RIDLEY,AND WIFE MINNIE RIDLEY,,, the bargainors S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And A.IDA GRANT AND MINNIE RIDLEY,WIVES, of the said J.W.GRANT AND WALLACE RIDLEY,,, having appeared before me privately and apart from THEIR, husband S, the said A.IDA GRANT,AND MINNIE RIDLEY, DEED, acknowledge the execution of the said instrument to have been done by THEM,, freely, voluntarily, and understandingly, without compulsion or constrain from THEIR husband S, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 11" day of OCTOBER,, 1918.

[Seal] C.N.LANGSTON, , Notary Public.

U.S.R.S.$1.50..

RECD.JUNE,29,1925 AT 10:40 A.M..