NUMBER 82537 .. JNO.A.BELL,, ET UX TO WILLIAM T.SUDDARTH, ET UX,RECORDED DEC,7,1925.

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED ($700.00), DOLLARS, paid and to be paid by WILLIAM T.SUDDARTH AND EULALIA V.SUDDARTH, as follows: FIFTY(50), Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said WILLIAM T.SUDDARTH,AND EULALIA V.SUDDARTH, have executed SIXTY FIVE(S) promissory note(S) for TEN($10.00), Dollars each of even date herewith, payable to the order of JNO,A.BELL,, 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 AUGUST,,21ST,1924,, and the others ONE ON THE TWENTY FIRST DAY OD EACH MONTH, thereafter until all are paid.

WE,JNO,A.BELL AND WIFE,ANNA W.BELL,, have bargained and sold, and by these presents do transfer and convey, unto the said WILLIAM T.SUDDARTH AND WIFE,EULALIA V. SUDDARTH,THEIR, heirs and assigns, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

LOTS NOS,104,AND 105 ON THE PLAN OF THE WEST END ANNEX AS SUBDIVIDED BY SYLVAN PARK LAND COMPANY,AS OF RECORD IN BOOK,332,PAGE,61,REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE,. SAID LOT NO.104 FRONTS 100 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE,FORMERLY 7TH,STREET,AND RUNS BACK BETWEEN PARALLEL LINES,198,FEET ON THE EAST LINE,AND 198.3 ON THE WEST LINE TO AN ALLEY.SAID LOT NO.105 FRONTS 75.6 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE,FORMERLY 7TH, STREET,AND RUNS BACK BETWEEN PARALLEL LINES,WITH THE WESTERLY MARGIN OF A 25 FOOT ALLEY,199.5 FEET AND ON THE WEST LINE 198 FEET TO AN ALLEY,AND SHOWS 75.6 FEET ON SAID ALLEY.BEING THE SAME PROPERTY CONVEYED TO JOHN A.BELL BY GROVER C.POWELL,AN UNMARRIED MAN,BY DEED RECORDED IN BOOK,NO,476,PAGE,121,OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE..

The said ____ agree to keep the ____ on property conveyed insured to the amount of ____ Dollars, payable to the said ____ as collateral security to said notes, and to pay all taxes when due; and the said ____ further agree that if ____ fail ____ to keep the said ____ insured or to pay any taxes as agreed, the said ____, 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 ____ shall fail to repay any premium or taxes and interest within ____ months from the payment thereof by the said ____ such failure shall render all of said notes due at the expiration of such time.

The said WILLIAM T.SUDDARTH & EULALIA V.SUDDARTH,, further agree that if said notes become due upon any contingency hereinbefore stated, the said JNO.A.BELL, of NASHVILLE,, TENN, or the lawful owner of said notes then unpaid, after advertising once a week for at least three weeks in some newspaper published in David on 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 WILLIAM T.SUDDARTH, or HIS, legal representative.

The said GRANTEE HEREIN,, further agree that the said JNO.A.BELL OR HOLDER OF THE NOTES HEREIN NAMED may execute the power of sale herein contained without giving bond or taking oath; that the said JNO.A.BELL,, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said JNO.A.BELL, 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 HEIRS,, and the said GRANTEES, 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, hereunto set OUR, signatureS, this 21, day of JULY,1924.

JNO.A.BELL.
ANNA W.BELL,

As evidence of OUR, ratification and acceptance of the foregoing terms and conditions, WE,,WILLIAM T.SUDDARTH AND EULALIA SUDDARTH,, join herein and subscribe OUR, nameS hereto.

This 21, day of JULY,,1924.

WILLIAM T.SUDDORTH..
EULALIA V.SUDDORTH.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.B.PAUL,, a Notary Public in and for said County and State, the within named JNO.A.BELL,ANNA W.BELL,WILLIAM T.SUDDARTH & EULALIA V.SUDDARTH with whom I am personally acquainted, and who acknowledged that THEY, executed the within instrument for the purposes therein contained.

And ANNA W.BELL,AND EULALIA V.SUDDARTH,WIVES, of the said JNO.A.BELL,& WILLIAM T.SUDDARTH,,RESPECTIVELY,, having appeared before me privately and apart from THEIR, husband,S, the said ANNA W.BELL,& EULALIA V.SUDDARTH, acknowledges the execution of the said instrument to have been done by THEM, freely, voluntarily, and understandingly, without compulsion or constrain from THE said husbandS, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 28" day of JULY,, 1924.

(Seal) W.B.PAUL,, Notary Public.

U.S.R.S.$1.00.
RECD..NOV,,20,1925 AT 9;50 A.M.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM T.SUDDARTH AND EULALIA V.SUDDARTH,THEIR, heirs and assigns, forever. And WE, do covenant ~~with the said~~ 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 OURSELVES,OUR, heirs and representatives to warrant and forever defend the title to said land to the said WILLIAM T.SUDDARTH AND EULALIA SUDDARTH,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 WILLIAM T.AND EULALIA V.SUDDARTH, and JNO.A.BELL,, 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.

The entire debt secured hereby having been paid to and to the lawful owners and holder thereof, WE hereby release this lien on the within described property, held to secure the payment of said debt. This 15 day of May 1926

Witness: D.[illegible]

For a sufficient consideration to ... and hold ... herein conveyed, but ... hereby ... release ... This ... day of ... 192... Attest: By ...

For a sufficient consideration to ... and hold ... herein conveyed, but ... hereby ... release ... This ... day of ... 192... Attest: By ...

This 27 day of May 1926

Jno A Bell