NUMBER 7 83379 MRS. MAGGIE REDDICK TO WILLIAM G.HYNES, ET UX RECORDED ~~DEC~~ JAN. 4,1926

FOR AND IN CONSIDERATION of the sum of EIGHTEEN HUNDRED AND FIFTY & NO/100 ($1850.00) DOLLARS, and to be paid by WILLIAM G.HYNES AND WIFE EMMA J.HYNES as follows: FIVE HUNDRED ($500.00) Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said WILLIAM G.HYNES AND WIFE EMMA J.HYNES

HAVE executed 90 promissory note S for FIFTEEN (15.00) Dollars each of even date herewith, payable to the order of MRS.MAGGIE REDDICK, 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 JANUARY 1ST 1926, and the others ONE,THE FIRST OF EACH SUCCEEDING MONTH thereafter until all are paid.

I, MRS.MAGGIE REDDICK have bargained and sold, and by these presents do transfer and convey, unto the said WILLIAM G.HYNES AND WIFE EMMA J.HYNES THEIR heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

BEING THE EAST HALF OF LOT NO.151 IN D. T.MCGAVOCK'S FIRST ADDITION TO NORTH ~~NASHVILLE~~ NASHVILLE FRONTING 50 FEET ON THE NORTH SIDE OF JEFFERSON ST.AND RUNNING BACK 180 FEET TO MADISON STREET AND BEING THE SAME LAND CONVEYED TO MRS.MAGGIE REDDICK BY JOSEPH R. WEST CLERK AND MASTER BY DEED REGISTERED IN BOOK 658 PAGE 25 OF THE REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 2nd day of January 1926

Attest: [signature] COMMERCE UNION BANK

By: [signature] Asst. Trust Officer

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 G.HYNES AND WIFE EMMA J.HYNES heirs and assigns, forever. And WE I do covenant with the said WILLIAM G.~~MAX~~HYNES AND WIFE EMMA J.HYNES that I 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 WILLIAM G.HYNES AND WIFE EMMA J.HYNES,~~THEM~~ 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 G.HYNES AND WIFE EMMA J.HYNES and MRS.MAGGIE REDDICK 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.

AND BUILDINGS

The said WILLIAM G.HYNES AND WIFE EMMA J.HYNES Agree to keep the IMPROVEMENTS on property conveyed insured to the amount of EIGHT HUNDRED ($800.00) Dollars payable to the said MRS.MAGGIE REDDICK and to pay all taxes when due; and the said ~~XE~~ WILLIAM G.HYNES AND WIFE EMMA J. HYNES further agree that if THEY fail to keep the said IMPROVEMENTS AND BUILDINGS insured or to pay said taxes as agreed, the said MRS.MAGGIE REDDICK, or the lawful holder of said notes, may have the buildings insured, or may pay the taxes; and in either event the amount paid shall become part of the indebtedness secured by the lien hereby retained and shall bear interest from the date of payment. If the said WILLIAM G.HYNES AND WIFE EMMA J.HYNES fail to pay any premium or taxes and interest within THREE months from the payment thereof by the said MRS.MAGGIE REDDICK OR THE LAWFUL HOLDER OF SAID NOTES such failure shall render all of said notes due at the expiration of such time.

The said WILLIAM G.HYNES AND WIFE EMMA J.HYNES further agree that if said notes become due upon any contingency hereinbefore stated, the said MRS.MAGGIE REDDICK, 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 G.HYNES AND WIFE EMMA J.HYNES, or THEIR legal representative.

The said WILLIAM G.HYNES AND WIFE EMMA J.HYNES further agree that the said MRS.MAGGIE REDDICK OR THE LAWFUL HOLDER OF SAID NOTES may execute the power of sale herein contained without giving bond or taking oath; that the said MRS.MAGGIE ~~S~~ REDDICK, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said MRS.MAGGIE REDDICK 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 MRS.MAGGIE REDDICK PURCHASER and the said WILLIAM G.HYNES AND WIFE EMMA J.HYNES further agree that in the event of a sale of said property under and by virtue of this deed ~~of the property without hindrance or delay~~ and the said WILLIAM G.HYNES AND WIFE EMMA J.HYNES ~~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 signature S, this --- day of DECEMBER 1925

MRS.MAGGIE REDDICK

As evidence of OUR ratification and acceptance of the foregoing terms and conditions, WE, WILLIAM G.HYNES & WIFE EMMA J.H YNES join herein and subscribe OUR name S hereto.

This ~~XXX~~--- day of DECEMBER 1925

W.G.HYNES
EMMA J.HYNES

~~ACKNOWLEDGMENT BEFORE NOTARY PUBLIC~~

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. F.GOODWIN a Notary Public in and for said County and State, the within named MRS.MAGGIE REDDICK (WIDOW) W.G.HYNES AND WIFE EMMA J.HYNES, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And EMMA J.HYNES WIFE of the said W.G.HYNES having appeared before me privately and apart from HER husband, the said EMMA J.HYNES, acknowledges the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constrain from HER said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this ~~XX~~12TH day of DECEMBER, 1925.

(Seal) D.F.GOODWIN, Notary Public.

MY COMMISSION EXPIRES
OCT. 6-1928

U.S.R.S$2.00 fee—
REC'D. ~~OCT.~~ 12,1925 AT 11:55 A.M.