NUMBER 80156.. PLEAS GOOCH.. TO A.WATLEY ,ET UX RECORDED OCT,,19,1925..

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED ($300.00), DOLLARS, paid and to be paid by ALONZO WALLEY & WIFE ,,LULA WATLEY,, as follows: TWO HUNDRED $200.00,, Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said ALONZO WATLEY & WIFE,LULA WATLEY,,

ha VS executed ONE, promissory note S for ONE HUNDRED 100.00, Dollars each of even date herewith, payable to the order of PLEAS GOOBH, , 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 JULY,1ST,1926,, , and the others ____ thereafter until all are paid

have bargained and sold, and by these presents do transfer and convey, unto the said ALONZO WATLEY AND WIFE,,LULA WATLEY,, heirs and assigns, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

O.K. J.P. Wilson Register 9/18/50

BEING LOT NO.23,IN RESUBDIVISION OF THE D.F.WILSON,PROPERTY WHICH IS OF RECORD IN BOOK,421, PAGE,148, IN R.O.D.C.TENN.SAID LOT 23 FRONTS FIFTY 50 FEET ON THE WESTERLY SIDE OF FIRST AVE SOUTH,FORMERLY CALLED MAPLE STREET,AND RUN BACK BETWEEN PARALLEL LINES,,183½ FEET TO AN ALLEY..AND BEING THE SAME PROPERTY CONVEYED TO ME BY DEED FROM J.H.JOHNSON,AND WIFE,MARY A. JOHNSON,,.SEE RECORD IN BOOK,623 ,PAGE,65,,R.O.D.C.TENN..

BLEAS GOOCH AGREE TO PAY TAXES FOR 1925..

The entire debt secured herein having been paid in full to the holder and holder thereof, hereby releases this lien on the within described property, held to secure the payment of said debt. This 6 day of Dec., 1926

Attest: Pleas Gooch
W. D. Gaff, Deputy Reg.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said ALONZO WATLEY AND WIFE,LULA WATLEY,, heirs and assigns, forever. And WE I, do covenant with the said ALONZO WATLEY & WIFE,,LULA WATLEY,, O.K. J.P. Wilson 9/18/50 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 WE, do further covenant and bind OURSELFS,, heirs and representatives to warrant and forever defend the title to said land to the said ALONZO WATLEY & WIFE,,LULA WATLEY,, O.K. J.P. Wilson 9/18/50

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 PLEAS GOOCH & WIFE,,MARY BELL GOOCH, and O.K. J.P. Wilson 9/18/50 ALONZO WATLEY & WIFE,,LULA WATLEY, that if any of said notes shall at any time be unpaid, either in whole or in part 30 months after maturity, all of the notes shall thereupon become due.

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 further agree that if said notes become due upon any contingency hereinbefore stated, the said , 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 ALONZO WATLEY,, or HIS, legal representative.

The said PLEAS GOOCH, further agree that the said ALONZO WATLY, may execute the power of sale herein contained without giving bond or taking oath; that the said PLEAS GOOCH, , or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said PLEAS GOOCH,, 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 PLEAS GOOCH, and the said alonzo Watley 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~~ TENANT will become tenant at will of the purchaser from and after day of sale, and all persons holding under ~~them~~ HIM,, shall be and become 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, this 23RD,, day of SEPTEMBER,1925.

PLEAS GOOCH.
MARY BELL GOOCH...

As evidence of OUR, ratification and acceptance of the foregoing terms and conditions, WE,ALONZO WATLY & WIFE,,LULA WATLY,, join herein and subscribe OUR, name hereto.

This 23, day of SEPTEMBER,,1925.

ALONZO WATLEY.
LULA WATLEY.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.H.LINEBAUGH,,, a Notary Public in and for said County and State, the within named PLEAS GOOCH,& WIFE,,MARY BELL GOOCH,AND ALONZO,WATLY AND WIFE,LULA WATLY, the bargainor.S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARY BELL GOOCH AND LULA WATLY,WIFE, of the said PLEAS GOOCH AND ALONZO GOOCH,,, having appeared before me privately and apart from THEIR, husband, the said MARY BELL GOOCH,AND LULA WATLY, , acknowledges the execution of the said instrument to have been done by THEM, freely, voluntarily, and understandingly, without compulsion or constraint from THEIR, said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 23, day of SEPTEMBER,, 1925.

MY COM.EXPIRES,JULY,12,1927.
U.S.R.S. 50 CTS..

(Seal) J.H.LINEBAUGH, , Notary Public.

RECD.SEPT,,25,1925 AT 12;10 P.M.