NUMBER 18776 W W LASLEY ET UX TO CHARLES BEATON

FOR AND IN CONSIDERATION of the sum of TWENTY ONE HUNDRED AND FIFTY & NO/100 DOLLARS, paid and to be paid by CHARLES BEATON as follows: FIFTEEN HUNDRED AND NO/100 Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said CHARLES BEATON

has executed HIS 26 promissory notes for TWENTY FIVE AND NO/100 Dollars each, of even date herewith, payable to the order of W W LASLEY, 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 NOVEMBER 1ST 1927, and the others ON THE FIRST DAY OF EACH SUCCEEDING MONTH, thereafter until all are paid.

WE, W W LASLEY AND WIFE CARRIE M LASLEY have bargained and sold, and by these presents do transfer and convey, unto the said CHARLES BEATON, HIS, heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, as follows:

LOT #32 AND THE NORTHERLY 10 FEET OF LOT #31 ON THE COLLEGE CAMPUS PLAN OF LOTS, NOT OF RECORD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

BEGINNING ON THE WESTERLY MARGIN OF THIRD AVENUE SOUTH FORMERLY COLLEGE STREET AT A POINT 219 FEET AND 10 INCHES SOUTHERLY FROM THE SOUTHERLY MARGIN OF PEABODY STREET; THENCE AT RIGHT ANGLES WESTERLY 161 FEET TO THE EASTERLY LINE OF HUME STREET THENCE SOUTHERLY WITH THE EASTERLY LINE OF SAID STREET 50 FEET; THENCE EASTERLY 161 FEET TO THE WESTERLY LINE OF THIRD AVENUE SOUTH; THENCE WITH THE WESTERLY LINE OF SAID AVENUE NORTHERLY 50 FEET TO THE BEGINNING, BEING THE SAME PROPERTY HERETOFORE CONVEYED TO W W LASLEY BY DEED OF JOSEPH R WEST CLERK & MASTER OF RECORD IN BOOK #548 PAGE 437 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.,

W W LASLEY AND WIFE CARRIE M LASLEY AGREE TO PAY OFF ALL UNPAID TAXES ON THE PROPERTY HEREIN CONVEYED INCLUDING FOR THE YEAR 1927 AND ALSO FRONT FOOT ASSESSMENTS, AGAINST SAID PROPERTY.,

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES BEATON, heirs and assigns, forever. And WE do covenant with the said CHARLES BEATON, that THEY 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 CHARLES BEATON, HIS,

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 W W LASLEY AND WIFE CARRIE M LASLEY and CHARLES BEATON 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 said CHARLES BEATON agree S to keep the IMPROVEMENTS on property conveyed insured to the amount of AT LEAST SIX HUNDRED AND FIFTY & NO/100 Dollars, payable to the said W W LASLEY, as collateral security to said notes, and to pay all taxes when due; and the said CHARLES BEATON, further agree that if HE fail S to keep the said IMPROVEMENTS, insured or to pay any taxes as agreed, the said W W LASLEY, or the lawful holder of said notes, may have the building S 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 CHARLES BEATON shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said W W LASLEY, such failure shall render all of said notes due at the expiration of such time.

The said CHARLES BEATON further agree that if said notes become due upon any contingency hereinbefore stated, the said W W LASLEY, 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 CHARLES BEATON or HIS, legal representative.

The said CHARLES BEATON, further agree that the said W W LASLEY, may execute the power of sale herein contained without giving bond or taking oath; that the said W W LASLEY, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said W W LASLEY, 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 W W LASLEY and the said CHARLES BEATON, further agree S that if 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 tenants at will of the purchaser 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 10TH day of SEPTEMBER 1927

W W LASLEY

CARRIE M LASLEY

As evidence of MY ratification and acceptance of the foregoing terms and conditions, I CHARLES BEATON, join herein and subscribe MY name hereto.

This 10TH day of SEPTEMBER 1927

CHAS BEATON

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D R MYERS, a Notary Public in and for said County and State, the within named W W LASLEY AND WIFE CARRIE M LASLEY AND CHARLES BEATON, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal, at Nashville, Tennessee, this 10TH day of SEPTEMBER 1927.

(Seal) D R MYERS, Notary Public.

MY COM EX JAN — 1929

REC'D SEPT 12 1927 AT 8:20 A. M.