NUMBER 10851 RECORDED MARCH 28, 1927 BRANSFORD REALTY COMPANY TO FORREST MOORE ET UX.,

FOR AND IN CONSIDERATION of the sum of TWENTY ONE HUNDRED & 00/100 ($2100.00) DOLLARS PAID AND TO BE PAID BY FORREST MOORE AND WIFE FRANKIE MOORE, AS FOLLOWS:-
SEVEN HUNDRED AND FIFTY & 00/100 ($750.00) DOLLARS PAID IN CASH THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE REMAINDER THE SAID FORREST MOORE AND WIFE FRANKIE MOORE HAVE EXECUTED ANDDELIVERED THEIR 51 LIEN PROMISSORY NOTES OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF THE BRANSFORD REALTY COMPANY THE FIRST OF SAID NOTES BEING FOR THE SUM OF $26.75 AND EACH SUCCEEDING NOTE RESPECTIVELY THEREAFTER BEING FOR AN AMOUNT TEN CENTS LESS THAN THE PRECEDING NOTE EXCEPT THE LAST ONE WHICH IS FOR THE SUM OF $351.75 AND THE FIRST OF SAID NOTES FALLING DUE APRIL 7, 1927, AND THE OTHERS MONTHLY RESPECTIVELY THEREAFTER UNTIL ALL MATURE AND NONE OF SAID NOTES BEARING INTEREST EXCEPT AFTER MATURITY THE INTEREST BEING COMPUTED AND ADDED INTO THE FACE OF EACH NOTE,-
A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES,-
AND FOR OTHER CONSIDERATIONS HEREINAFTER SET OUT, THE BRANSFORD REALTY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID FORREST MOORE AND WIFE FRANKIE MOORE AND TO THEIR HEIRS AND ASSIGNS, A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS;-
BEING LOTS NUMBERED FORTY THREE (43) AND FORTY FOUR (44) IN E T HOLMAN'S SUBDIVISION OF LOTS NOS 41 42 AND 43 IN BOYD MCNAIRY'S PLAN WHICH PLAN IS OF RECORD IN BOOK 161 PAGE 2 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE, SAID LOTS NO 43 AND 44 FRONT FIFTY FEET EACH ON THE SOUTHERLY SIDE OF MADISON STREET AND RUN BACK BETWEEN PARALLEL LINES 133.5 FEET TO BEASLEY STREET AND BEING THE SAME PROPERTY CONVEYED TO BRANSFORD REALTY/ BY DEED FROM VIRGINIA LOVE AND HUSBAND ANDREW LOVE DATED FEBRUARY 9, 1927 AND RECORDED IN BOOK ___ PAGE ___ OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.,

COMPANY

I declare that I am the true and lawful holder of the note ... secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the same. This ... day of ... 1927.
Attest: ... By ... Asst. Trust Officer
DEPUTY REGISTER

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said FORREST MOORE AND WIFE FRANKIE MOORE THEIR *heirs and assigns, forever.*
And the said BRANSFORD REALTY COMPANY *covenants with the said* FORREST MOORE AND WIFE FRANKIE MOORE *that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered,* EXCEPT BY TAXES FOR THE YEAR 1927 WHICH THE PURCHASERS ASSUME AND AGREE TO PAY, AND BY A NOTE IN THE SUM OF $550.00 DUE DECEMBER 24, 1927 SECURED BY DEEDOF TRUST TO W S CHAPPELL TRUSTEE RECORDED IN BOOK 677 PAGE 429 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH BRANSFORD REALTY COMPANY AGREES TO PAY OFF ON ITS DATE OF MATURITY
And the said BRANSFORD REALTY COMPANY *does further covenant and bind itself, and its successors, to warrant and forever defend the title to said land to the said* FORREST MOORE AND WIFE FRANKIE MOORE 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 FORREST MOORE AND WIFE FRANKIE MOORE, *and the said* BRANSFORD REALTY COMPANY *that if any of said notes shall at any time be unpaid, either in whole or in part, one month after maturity, all of the notes shall thereupon become due.*
The said FORREST MOORE AND WIFE FRANKIE MOORE *agree to keep the improvements on said property hereinbefore conveyed insured in some reliable insurance company or companies selected and approved by the* BRANSFORD REALTY COMPANY *to the amount of* FIFTEEN HUNDRED & 00/100 ($1500.00) *DOLLARS, and to make said insurance and all additional insurance payable to the said* BRANSFORD REALTY COMPANY *and deliver same to said Company to be held by it as collateral security to said notes, and to keep said property in good repair, and to pay all taxes when due; and the said* FORREST MOORE AND WIFE FRANKIE MOORE *further agree that if fail to keep the said property insured or in good repair, or to pay any taxes as agreed, the said* BRANSFORD REALTY COMPANY, *or the lawful holder of said notes, may have the said buildings insured, or may make necessary repairs, or may pay the taxes; and in either event the amount paid shall become a part of the indebtedness secured by the lien herein reserved and shall bear interest from the date of payment. If the said* FORREST MOORE AND WIFE *shall fail to repay any insurance premium or taxes or repairs and interest within one month from the payment thereof by the said* BRANSFORD REALTY COMPANY, *such failure shall render all of said notes due at the expiration of such time.*

The said FORREST MOORE AND WIFE FRANKIE MOORE, *further agree that if said notes shall become due upon any contingency hereinbefore stated, the said* BRANSFORD REALTY COMPANY, *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, and such power is expressly reserved by said* BRANSFORD REALTY COMPANY, *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, including a reasonable attorney's fee;
THIRD—To the satisfaction of the indebtedness secured by said vendor's lien, together with any amount paid for taxes and insurance by the holder of said notes, as hereinbefore provided for;
AND, LASTLY—Any balance shall be paid to the said FORREST MOORE AND WIFE FRANKIE MOORE *or* THEIR *legal representatives.*
The said FORREST MOORE AND WIFE FRANKIE MOORE, *further agree that the said* BRANSFORD REALTY COMPANY, *or the legal holder of the notes then unpaid, may execute the power of sale herein contained without giving bond or taking oath; that the said* BRANSFORD REALTY COMPANY, *or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the then holder of said notes 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 purchaser; and the said* FORREST MOORE AND WIFE FRANKIE MOORE *further agree that the purchaser may re-enter and take possession of the property without hindrance or delay, and, while there, in the meantime become and be the tenant at will of the purchaser, and removable by process as upon forcible and unlawful detainer suit.*
The said FORREST MOORE AND WIFE FRANKIE MOORE *further agree for* THEMSELVES THEIR *heirs and assigns that whenever* THEY *or* THEIR *heirs or assigns shall request the said* BRANSFORD REALTY COMPANY, *its successors or assigns, or the holders of the notes hereinbefore secured, to execute any partial release of the lien of said notes, or the lien of any number of said notes less than the whole, or whenever it shall become incumbent upon the said* BRANSFORD REALTY COMPANY, *its successors or assigns, or the holder of said notes, to make any such release, that said* FORREST MOORE AND WIFE FRANKIE MOORE THEIR, *heirs or assigns, shall pay in advance to the said* BRANSFORD REALTY COMPANY, *its successors or assigns, or the holder of said notes all the expenses, charges, and fees of making such releases or releases; and in no event shall the* BRANSFORD REALTY COMPANY, *its successors or assigns, or the holder of said notes, pay or be liable for any such expenses, charges, or fees, except for the final release of the entire lien.*
IN WITNESS WHEREOF, the said BRANSFORD REALTY COMPANY *has caused its corporate name to be hereunto subscribed by* JOHNSON BRANSFORD, *its President, and its corporate seal to be affixed by* D E JACKSON, *its Secretary, on this, the* 7TH *day of* MARCH *1927*

BRANSFORD REALTY COMPANY.
[SEAL] By JOHNSON BRANSFORD *President.*
Attest: D E JACKSON, *Secretary.*

/FRANKIE MOORE

As evidence of THEIR *ratification and acceptance of the foregoing terms and conditions* FORREST MOORE AND WIFE *join herein and subscribe* THEIR *name S hereto.*
This 7TH *day of* MARCH, 1927
FORREST MOORE
FRANKIE M MOORE

STATE OF TENNESSEE, COUNTY OF DAVIDSON.
Before me, MARTIN SETTLE, *a Notary Public in and for the State and County aforesaid, personally appeared* JOHNSON BRANSFORD *and* D E JACKSON *with whom I am personally acquainted; and who upon oath, acknowledged themselves to be the President and Secretary, respectively, of the* BRANSFORD REALTY COMPANY, *one of the within named bargainors, a corporation, and that they, as such President and Secretary, respectively, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by said* JOHNSON BRANSFORD *as President, and affixing its corporate seal thereto, and attesting same by said* D E JACKSON, *as Secretary.*
Witness my hand and official seal, at office, in Nashville, Tennessee, this the 9TH *day of* MARCH 1927
[SEAL] MARTIN SETTLE, *Notary Public.*
MY COM. EX. JAN 5, 1929

STATE OF TENNESSEE, COUNTY OF DAVIDSON.
Personally appeared before me, MARTIN SETTLE, *a Notary Public in and for said County and State, the within-named* FORREST MOORE AND WIFE FRANKIE MOORE *the bargainors, with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the purposes therein contained.*
And FRANKIE MOORE, *wife of the said* FORREST MOORE, *having appeared before me privately and apart from* HER *husband, the said* FORREST MOORE, *the said* FRANKIE MOORE *acknowledge 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* 8TH *day of* MARCH 1927
[SEAL] MARTIN SETTLE *Notary Public.*
MY COM. EX JAN 5, 1929

REC'D MARCH 12, 1927 AT 10:43 A. M.