NUMBER 26051 RECORDED MARCH 12, 1928. BRANSFORD REALTY CO TO MAYBELL BAKER.

FOR AND IN CONSIDERATION of the sum of SEVENTEEN HUNDRED FIFTY AND 00/100 ($1750.00) DOLLARS PAID AND TO BE PAID BY MAYBELL BAKER, AS FOLLOWS: FIFTY AND 00/100 ($50.00) DOLLARS, PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, THE SAID MAYBELL BAKER HAS EXECUTED AND DELIVERED HER 101 LIEN PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF BRANSFORD REALTY COMPANY; FIRST ONE OF SAID NOTES BEING FOR THE SUM OF $18.50 AND EACH OF THE NEXT SUCCEEDING 29 NOTES BEING FOR AN AMOUNT 5 CENTS LESS THAN THE PRECEDING NOTE; THE 31ST NOTE BEING FOR THE SUM OF $19.00 AND EACH OF THE NEXT SUCCEEDING 29 NOTES BEING FOR AN AMOUNT 6 CENTS LESS THAN THE PRECEDING NOTE; THE 61ST NOTE BEING FOR THE SUM OF $19.20 AND EACH OF THE NEXT SUCCEEDING 29 NOTES BEING FOR AN AMOUNT 7 CENTS LESS THAN THE PRECEDING NOTE; THE 91ST NOTE BEING FOR THE SUM OF $19.10 AND EACH SUCCEEDING NOTE RESPECTIVELY THEREAFTER BEING FOR AN AMOUNT 8 CENTS LESS THAN THE PRECEDING NOTE, EXCEPT THE LAST ONE, WHICH IS FOR THE SUM OF $462.30; FIRST ONE OF SAID NOTES FALLING DUE APRIL 1, 1928 AND THE OTHERS MONTHLY RESPECTIVELY THEREAFTER UNTIL ALL MATURE, AND NONE OF SAID NOTES BEARING INTEREST, EXCEPT AFTER MATURITY, AS THE INTEREST HAS BEEN 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 ALL OF SAID NOTES AND INTEREST THEREON,-

AND, FOR OTHER GOOD AND VALUABLE CONSIDERATIONS HEREINAFTER SET OUT, 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 HEREBY TRANSFER AND CONVEY UNTO THE SAID MAYBELL BAKER, AND TO HER HEIRS AND ASSIGNS, A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:-

BEING LOT NUMBERED "SEVENTY-SEVEN" (77) IN THE PLAN OF THE SUBDIVISION OF THE WATERS PLACE, AS OF RECORD IN BOOK 332, PAGES 135 AND 137 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 77 FRONTS 58.9 FEET ON THE NORTHERLY SIDE OF HANOVER STREET, OR AVENUE, AND RUNS BACK NORTHWARDLY BETWEEN LINES, 136 FEET ON ITS EASTERLY MARGIN WITH THE WESTERLY MARGIN OF AN ALLEY, AND 131.1 FEET ON ITS WESTERLY MARGIN TO AN ALLEY, - AND IS THE SAME PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM C.M. HUGHES & CO. AND MRS. SUSAN WEBB HUGHES, OF RECORD IN BOOK 774 PAGE 204 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I do hereby certify that the taxes for the year 1928 have been paid, and I hereby acknowledge the satisfaction thereof, and release the same in full. This 7th day of March 1928
J.C. Kayce
DEPUTY REGISTER

BRANSFORD REALTY CO.
By R.E. Lusk
SECRETARY

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said MAYBELL BAKER, HER *heirs and assigns, forever.*

And the said BRANSFORD REALTY COMPANY *covenants with the said* MAYBELL BAKER *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 1928, WHICH THE PURCHASER HEREBY ASSUMES AND AGREES TO PAY,-

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* MAYBELL BAKER, HER

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 MAYBELL BAKER *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 MAYBELL BAKER *agrees 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* $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* MAYBELL BAKER *futher agree that if* SHE *fail S 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* MAYBELL BAKER *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 MAYBELL BAKER *further agree S 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 MAYBELL BAKER *or* HIS *legal representatives.*

The said MAYBELL BAKER *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* MAYBELL BAKER *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 MAYBELL BAKER *does further agree for* HERSELF, HER *heirs and assigns that whenever* SHE *or* HER *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* MAYBELL BAKER, HER *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* ROBERT LUSK *its* VICE *President, and its corporate seal to be affixed by* D.E.JACKSON *its Secretary, on this, the* 27TH *day of* FEBRUARY 192 8

BRANSFORD REALTY COMPANY.

[SEAL] By ROBERT LUSK
VICE *President.*

Attest: D.E.JACKSON
Secretary.

As evidence of MY *ratification and acceptance of the foregoing terms and conditions* I, MAYBELL BAKER *join herein and subscribe* MY *name hereto.*
This 27TH *day of* FEBRUARY 192 8
MAYBELL BAKER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, THOS.J.WRIGHT, *a Notary Public in and for the State and County aforesaid, personally appeared* ROBERT LUSK *and* D.E.JACKSON *with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the* VICE *President and Secretary, respectively, of the* BRANSFORD REALTY COMPANY, *one of the within named bargainors, a corporation, and that they, as such* VICE *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* ROBERT LUSK *as* VICE *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 3RD *day of* MARCH 192 8

[SEAL] THOS.J.WRIGHT
Notary Public.

MY COM.EX. JULY 10, 1929.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, THOS.J.WRIGHT, *a Notary Public in and for said County and State, the within-named* MAYBELL BAKER, *the bargainor, with whom I am personally acquainted, and who acknowledged that* SHE *executed the foregoing instrument for the purposes therein contained.*

And ____, *wife of the said* ____, *having appeared before me privately and apart from husband, the said* ____, *the said* ____ *acknowledge the execution of the said instrument to have been done by* ____ *freely, voluntarily, and understandingly without compulsion or constraint from said husband, and for the purposes therein expressed.*

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 2ND *day of* MARCH, 192 8

MY COM.EX. JULY 10, 1929. [SEAL] THOS.J.WRIGHT
Notary Public.

RECD MARCH 5, 1928 AT 11.10 A.M.