NUMBER 18223 RECORDED JUNE 18,1932 CITY REALTY COMPANY INC TO A.C. REDMON

FOR AND IN CONSIDERATION of the sum of ---FIVE HUNDRED ($500.000 DOLLARS, to be paid by ---A.C. REDMON as follows: TEN $10.00) Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said ---A.C. REDMON'

ha--S executed 49 promissory note-S for ---TEN ($10.00) DOLLARS, Dollars each of even date herewith, payable to the order of ---CITY REALTY COMPANY, INC., 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 ---MAY 21ST 1932, and the others MONTHLY thereafter until all are paid. THE INTEREST ON SAID NOTES HAS BEEN COMPUTED AND APPORTIONED EQUALLY AMONG SAID 49 NOTES EACH BEING $11.25, THE UNDERSIGNED CITY REALTY COMPANY,INC.,A CORPORATION,HAS XXXX DOES have bargained and sold, and by these presents do transfer and convey, unto the said A.C. REDMON, HIS heirs and assgins, a certain tract or parcel of land in DAVIDSON, County, State of Tennessee, as follows:

BEING LOTS NOS.31 AND 32 ON THE MAP OF WESTDALE SUBDIVISION,AS OF RECORD IN BOOK NO.547, PAGE 50, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE. SAID LOTS NOS.31 AND 32 FRONT FIFTY (50) FEET EACH ON THE EASTERLY SIDE OF 37TH AVENUE, NORTH, FORMERLY PILCHER AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, ONE HUNDRED AND FIFTY (150) FEET TO AN ALLEY; AND BEING THE S ME PROPERTY CONVEYED TO CITY REALTY COMPANY,INC., BY DEED FROM NASHVILLE IMPROVEMENT COMPANY,RECORDED IN BOOK NO. 873, PAGE 91, IN SAID REGISTER'S OFFICE.

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 25 day of [illegible] 1936

Attest: [illegible] 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 A.C. REMOND, HIS heirs and assigns, forever. And IT XX covenants with the said A.C. REDMON that IT IS HAS lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unincumbered SUCCESSORS And IT XX do further covenant and bind S ITSELF, ITS XXX and representatives to warrant and forever defend the title to said land to the said A.C. REDMON 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 expresly agreed by and between the said CITY REALTY COMPANY, INC., and A.C. REDMON that if any of said notes shall at any time be unpaid, either in whole or in part TWO months after maturity, all of the notes shall thereupon become due.

The said A.C. REDMON Agrees to keep the BUILDINGS on property conveyed insured to the amount of --- Dollars, payable to the said D.P. WRENNE, JR. TRUSTEE as collateral security to said notes, and to pay all taxes when due; and the said A.C. REDMON further agrees that if HE fails to keep the said BUILDINGS insured or to pay any taxes as agreed, the said CITY REALTY COMPANY, INC, 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 A.C. REDMON shall fail to repay any premium or taxes and interest within TWO months from the payment thereof by the said CITY REALTY COMPANY, INC such failure shall render all of said notes due at the expiration of such time.

The said A.C. REDMON further agree that if said notes become due upon any contingency hereinbefore stated, the said CITY REALTY COMPANY,INC, 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 A.C. REDMON, or HIS legal representative.

The said A.C. REDMON further agree that the said CITY REALTY COMPANY,INC., may execute the power of sale herein contained without giving bond or taking oath; that the said CITY REALTY COMPANY,INC, or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said CITY REALTY COMPANY,INC 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 CITY REALTY COMPANY, INC., and the said A.C. REDMON further agree that in the event of a sale of said property under and by virtue of this deed, then the said CITY REALTY COMPANY,INC ~~of the property without hindrance or delay and the said purchaser may re-enter and take possession 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, THE SAID CITY REALTY COMPANY, INC., HAS CAUSED ITS NAME TO BE SUBSCRIBED HEREUNTO BY ITS PRESIDENT AND ITS SECRETARY AND ITS CORPORATE SEAL ATTACHED THIS 21ST DAY OF APRIL,1932.

(SEAL) CITY REALTY COMPANY, INC.
BY W.L. BAINBRIDGE, PRESIDENT
K.A. JOHNSON, Secretary

As evidence of MY ratification and acceptance of the foregoing terms and conditions, I, A.C. REDMON, join herein and subscribe name hereto.

This 21ST day of APRIL 1932.

A.C. REDMON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRANK A. SMITH, a Notary Public in and for said County and State, the within named A.C. REDMON, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And

of the said

having appeared before me privately and apart from husband, the said

acknowledges 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 17TH day of JUNE,1932 XXXXX

COM.EXPIRES APRIL 9,1934. (Seal) FRANK A. SMITH, Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.
BEFORE ME, FRANK A .SMITH, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED W.L. BAINBRIDGE AND K.A. JOHNSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF THE CITY REALTY COMPANY, INC., THE WITHIN NAMED BARGAINOR, A CORPORATION,AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THEMSELVES AS PRESIDENT AND SECRETARY, RESPECTIVELY AND AFFIXING THE CORPORATE SEAL.
WITNESS MY HAND AND SEAL, AT OFFICE IN NASHVILLE,TENNESSEE,THIS 17TH DAY OF JUNE, 1932.

(SEAL) FRANK A. SMITH, NOTARY PUBLIC
COM.EXPIRES APRIL 9,1934

REC'D JUNE 17,1932 AT 12:20 P.M.

SWING-NASHVILLE