NUMBER 21075 RECORDED MAY 13,1936 HATTIE DOBSON (WIDOW) TO WALLACE WATSON,ET UX

FOR AND IN CONSIDERATION of the sum of $1000.00 ONE THOUSAND DOLLARS, paid and to be paid by WALLACE WATSON AND WIFE TOMMIE WATSON as follows: ONE HUNDRED ($100.00) Dollars cash, the receipt of which is hereby acknowledged, and for the remainder the said WALLACE WATSON AND WIFE, TOMMIE WATSON HAVE EXECUTED THERR 75 PROMISSORY NOTES BEARING EVEN DATE HEREWITH PAYABLE TO THE ORDER OF HATTIE DOBSON A WIDOW FOR $12.00 TWELVE DOLLARS EACH WITH INTEREST AT THE RATE OF SIX PERCENT PER ANNUM THE FIRST ONE OF THE SAID NOTES FALLS DUE AND BECOMES PAYABLE ON TTHE 25TH DAY OF MAY 1936 AND THE OTHERS FOR MK THE AMOUNTS OF $12 TWELVE DOLLARS EACH ALL FALLING DUE AND BECOMING PAYABLE RESPECTIVELY ON THE 25TH DAY OF EACH AND EVERY MONTH THEREAFTER SAID DATE.

~~executed~~ promissory note for ~~Dollars each of even date herewith, payable to the order of~~, and bearing six per cent interest from , with lien retained on the property herein conveyed to secure their payment. The first one of said notes falls due , and the others thereafter until all are paid.

have bargained and sold, and by these presents do transfer and convey, unto the said

heirs and assgins, a certain tract or parcel of land in , County, State of Tennessee, as follows:

CLUDIN 25 INTEREST NOTES AT THE RATE OF SIX PER CENT PER ANNUM AND FIRST ONE OF SAID NOTES FALLS DUE AND BECOMES PAYABLE ON THE 25 OF MAY 1936 AND THE OTHERS FALLS DUE AND BECOMES PAYABLE ON THE 25 OF EACH AND EVERY MONTH THEREAFTER SAID DATE. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WALLACE WATSON AND WIFE, TOOMIE WATSON HEIRS AND ASSIGNS , A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:
LOT NO.137 ON THE PLAN OF MAURY AND CLAIBORN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK NO.21,PAGE 48 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. SAID LOT NO.137 FRONTS 35 FEET ON THE EASTERLY SIDE OF LEWS STREET AND RUNS BACK BETWEEN PARALLEL LINES 127 FEET, MORE OR LESS, TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED BY JAMES R. LOWE AND WIFE, LEILA LOWE TO FESS DOBSON AND WIFE, HATTIE DOBSON BY DEED OF RECORD IN BOOK NO.628 PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging, to the said WALLACE WATSON AND WIFE, TOMMIE WATSON heirs and assigns, forever. And I do covenant with the said WALLACE WATSON AND WIFE, 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 I do further covenant and bind MYSELF AND heirs and representatives to warrant and forever defend the title to said land to the said ~~WALLACE WATSON AND WIFE,~~ 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 WALLACE WATSON AND WIFE, TOMMIE WATSON and HATTIE DOBSON (A WIDOW) that if any of said notes shall at any time be unpaid, either in whole or in part ONE (1) months after maturity, all of the notes shall thereupon become due.

The said WALLACE WATSON AND WIFE, TOMMIE WATSON Agree to keep the INSURANCE on property conveyed insured to the amount of EIGHT HUNDRED ($800.00) Dollars, payable to the said HATTIE DOBSON A WIDOW ( ) as collateral security to said notes, and to pay all taxes when due; and the said WALLACE WATSON AND WIFE TOMMIE WATSON further agree that if WE fail to keep the said PROPERTY insured or to pay any taxes as agreed, the said HATTIE DOBSON WIDOW, 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 WALLACE AND WIFE TOMMIE WATSON shall fail to repay any premium or taxes and interest within TWO 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 WALLACE WATSON AND WIFE, TOMMEE WATSON further agree that if said notes become due upon any contingency hereinbefore stated, the said HATTIE DOBSON A (WIDOW), 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 WALLACE WATSON WIFE TOMMIE WATSON, or THEIR legal representative.

The said WALLACE WATSON AND WIFE TOMMIE WATSON further agree that the said HATTIE DOBSON A WIDOW may execute the power of sale herein contained without giving bond or taking oath; that the said HATTIE DOBSON (WIDOW), or the lawful owner of any of the notes herein secured, may bid at any sale under said power; and that if the said HATTIE DOBSON (WIDOW) 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 HATTIE DOBSON (WIDOW) OR THE LAWFUL OWNER OF SAID NOTES and the said WALLACE WATSON AND WIFE, TOMMIE WATSON 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 WALLACE WATSON AND WIFE, will 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, I hereunto set MY signature, this day of 1936

HATTIE DOBSON

As evidence of OUR TOMMIE ratification and acceptance of the foregoing terms and conditions, WALLACE WATSON AND WIFE join herein and subscribe THEIR name hereto.

This 12TH day of MAY 1936

WALLACE WATSON TOMMIE WATSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.C. NAPIER, a Notary Public in and for said County and State, the within named HATTIE DOBSON A WIDOW) WALLACE WATSON, AND WIFE TOMMIE WATSON, the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And TOMMIE WATSON WIFE of the said WALLACE WATSON having appeared before me privately and apart from HER husband, the said TOMMIE WATSON, 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 12TH day of MAY 1936 XXXX

(Seal) J.C. NAPIER, Notary Public.

COM.EXPIRES JAN 8,1939
U.S.R.S.$1.00
REC'D MAY 12,1936 AT 3:13 P.M.

EWING-NASHVILLE