FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND 00/100 ($1000.00) DOLLARS CASH IN HAND PAID BY J. A. SENTER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE FURTHER CONSIDERATION OF THE SAID J. A. SENTER EXECUTING AND DELIVERING HIS 3 LIEN PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO ORDER OF ADDIE T. MCCULLOUGH, FIRST TWO OF SAID NOTES BEING FOR THE SUM OF $416.66 EACH AND THIRD ONE FOR $416.68 FALLING DUE 1, 2 AND 3 YEARS RESPECTIVELY, AFTER THEIR DATE AND BEARING INTEREST FROM DATE AT THE RATE OF 6% PER ANNUM PAYABLE SEMI- ANNUALLY,- A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID 3 NOTES AND INTEREST THEREON,- AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ADDIE T. MCCULLOUGH AND HUSBAND W. H. MCCULLOUGHM HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO THE SAID JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER, AND TO THEIR HEIRS AND ASSIGNS, A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING THE SOUTHERLY 55 FEET OF LOT NO. 13 IN MYRTLEWOOD , PLAT OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE S. W. BERGER PROPERTY ,THE PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID PART OF SAID LOT NO. 13 FRONTS 55 FEET ON THE EAST SIDE OF LEONARD AVENUE, AND EXTENDS BACK IN AN EASTERLY DIRECTION BETWEEN PARALLEL LINES 213 FEET 6 INCHES TO A DEAD LINE, BEING THE SAME PROPERTY CONVEYED TO ADDIE T. MCCULLOUGH BY DEED FROM BRANSFORD REALTY COMPANY RECORDED IN BOOK 735, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS CONVEYED TO THE SAID JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER, THEIR HEIRS AND ASSIGNS, SUBJECT TO ALL OF THE CONDITIONS, LIMITATIONS AND RESTRICTIONS REFERRED TO IN DEED FROM BRANSFORD REALTY COMPANY TO ADDIE T. MCCULLOUGH, RECORDED IN BOOK 735, PAGE 269 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS ALSO CONVEYED TO THE SAID JAMES A. SENTER AND WIFE, ANNIE BOLLING SENTER, THEIR HEIRS AND ASSIGNS, SUBJECT TO BILL NO. 871, BATY ORDINANCE RECORDED IN MINUTE BOOK 4, PAGE 41, MINUTES OF CITY COUNCIL OF NASHVILLE, DAVIDSON COUNTY TENNESSEE.

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 2nd day of December 1936

By W. E. Bransford 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 JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER THEIR *heirs and assigns, forever.* THEY ARE *And the said* ~~Bransford Realty Company~~ ADDIE T. MCCULLOUGH & HUSBAND *covenants with the said* JAMES A. SENTER AND WIFE *that* ~~it~~ *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 S&C TAXES FOR YEAR 1933, WHICH PURCHASERS HEREBY ASSUME AND AGREE TO PAY.

ADDIE T. MCCULLOUGH AND HUSBAND THEMSELVES THEIR HEIRS AND ASSIGNS

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* JAMES A. SENTER AND WIFE, ANNIE BOLLING SENTER, 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 ADDIE T. MCCULLOUGH AND HUSBAND W. H. MCCULLOUGH *and the said* JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER ~~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 JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER *agree to keep the improvements on said property hereinbefore conveyed insured in some reliable insurance company or companies selected and approved by the* ADDIE T. MCCULLOUGH *to the amount of* $5250.00 ADDIE T. MCCULLOUGH *DOLLARS, and to make said insurance and all additional insurance payable to the said* ~~Bransford Realty Company~~ HER AS / ADDITIONAL *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* JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER *further agree that if* THEY *fail to keep the said property insured or in good repair, or to pay any taxes as agreed, the said* ADDIE T. MCCULLOUGH ~~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* JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER *shall fail to repay any insurance premium or taxes or repairs and interest within one month from the payment thereof by the said* ADDIE T. MCCULLOUGH ~~Bransford Realty Company~~, *such failure shall render all of said notes due at the expiration of such time.*

JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER,

The said ADDIE T. MCCULLOUGH *further agree that the said* ~~Bransford Realty Company~~ ADDIE T. MCCULLOUGH *or the lawful owner of said notes then unpaid, after advertising once a week for at least four 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~~ ADDIE T. MCCULLOUGH, *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, dower, and all other exemptions of 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 attorney's fee of ten per cent.

THIRD—To the satisfaction of the indebtedness secured by said notes, together with interest and cost of collection and insurance by the holder of said notes, as hereinbefore provided for.

AND, LASTLY—Any balance shall be paid to the said JAMES A. SENTER AND WIFE *or* THEIR *legal representatives.*

The said JAMES A. SENTER AND WIFE *further agree that the said* ~~Bransford Realty Company~~ ADDIE T. MCCULLOUGH *or the legal holder of the notes first maturing may execute the power of sale herein contained without giving bond or taking oath; that the said* ~~Bransford Realty Company~~ ADDIE T. MCCULLOUGH *or the holder 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* JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER, *further agree that the purchaser may re-enter and take possession of the property without hindrance or delay, and which there in the meantime become and be the tenant at will of the purchaser, and removable by process as upon a forcible and unlawful detainer suit.*

The said JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER DO *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~~ ADDIE T. MCCULLOUGH HER HEIRS *or assigns, or the holder of said notes, 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 necessary to execute a release of the lien upon the said property, the said* ~~Bransford Realty Company, its successors~~ ADDIE T. MCCULLOUGH HER HEIRS *or assigns, or the holder of said notes, to make any such release that said* JAMES A. SENTER AND WIFE ANNIE BOLLING SENTER, THEIR *heirs or assigns, shall pay in advance to the said* ~~Bransford Realty Company, its successors~~ ADDIE T. MCCULLOUGH HER HEIRS *or assigns, or the holder of said notes all the expenses, charges, and fees of making such release 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 its President, and its corporate seal to be affixed by the Secretary, on this the day of 192~~

WITNESS OUR HANDS THIS THE FIRST DAY OF DECEMBER 1933

~~Bransford Realty Company.~~

[SEAL] ADDIE T. MCCULLOUGH ~~President.~~

W. H. MCCULLOUGH ~~Secretary.~~

As evidence of the foregoing terms and conditions ANNIE BOLLING SENTER *join herein and subscribe* OUR *ratification and acceptance of name S hereto. This* 1ST *day of* DECEMBER 1933.

JAMES A. SENTER

ANNIE BOLLING SENTER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who upon oath, acknowleged 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 as President, and affixing its corporate seal thereto, and attesting same by said as Secretary. Witness my hand and official seal, at office, in Nashville, Tennessee, this the day of 192*

[SEAL] *Notary Public.*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Personally appeared before me, , a Notary Public in and for said County and State, the within named MARTIN SETTLE, ADDIE T. MCCULLOUGH AND HUSBAND W. H. MCCULLOUGH *the bargainor S., with whom I am personally acquainted, and who acknowledged that* THEY *executed the foregoing instrument for the puposes therein contained.*

And ADDIE T. MCCULLOUGH AND ANNIE BOLLING SENTER, WIVES *of the said* W. H. MCCULLOUGH AND JAMES A. SENTER, RESPECTIVELY, *having appeared before me privately and apart from* THEIR *said husband S., the said* ADDIE T. MCCULLOUGH AND ANNIE BOLLING SENTER *acknowledged the execution of the said instrument to have been done by* THEM *freely, voluntarily, and understandingly without compulsion or constraint from* THEIR *said husband S., and for the purposes therein expressed.*

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 4TH *day of* DECEMBER ~~1933~~ 1933

MY COMMISSION EXPIRES --- 5/3/37

[SEAL] MARTIN SETTLE, *Notary Public.*

U.S.R.S $6.50

RECD DEC. 4TH, 1933 AT 1.13 P.M.