For and in Consideration of the sum of Five ($5.00) Dollars cash and other good and valuable considerations. ~~Dollars~~, the receipt of which is hereby acknowledged, and for the remainder ~~($15,750.00)~~ ~~FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100~~ ~~Dollars~~, the said ~~R. L. PARNELL COMPANY~~ has executed two notes of even date herewith, each note in the principal sum of SEVEN THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 ($7875.00) DOLLARS and payable to the order of Hillsboro Realty Company, and which notes are due as follows: One note due on July 1, 1947 and one note due July 1, 1948. Both notes draw interest at the rate of 4% per annum, and provide [redacted] for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ~~Hillsboro Realty Company, A Tennessee Corporation, has~~ ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said ~~R. L. Parnell Company, a Tennessee Corporation, its successors heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

The Easterly 60 feet of the westerly 62 feet of Lot No. 47 in McNairy's Plan of West Nashville, as of record in Minute Book "C", Pages 136 and 137, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of said Lot No. 47 fronts 60 feet on the northerly side of Broad Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Hillsboro Realty Company by deed from W. H. Elam, et ux of record in Book 1283, page 246, Davidson County Register's Office.

This property is conveyed subject to a certain lease contract containing a sixty day cancellation clause in event of sale of property.

Both City and State and County taxes for the year 1946 have been prorated and assumed by the purchaser.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said R. L. Parnell Company, a Tennessee Corporation, its successors ~~heirs~~ and assigns forever. Hillsboro Realty Company covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Hillsboro Realty Company further covenants and binds itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said R. L. Parnell Company, a Tennessee Corporation, its successors ~~heirs~~ and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to R. L. Parnell Company in hand paid, ~~----------~~, the said R. L. Parnell Company do hereby transfer and convey unto ~~---------~~ Ferriss C. Bailey ~~----------~~ Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

R. L. Parnell Company agrees ~~and~~ to pay all taxes and assessments thereon, and to pay them when due; and in case it fails to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

6 July 1948
J. P. Wilson Hillsboro Realty Co
Ira Elam V.P.