DEED

For and in consideration of the sum of Ten Thousand ($10,000.00) Dollars paid and to be paid as follows: One Hundred ($100.00) Dollars cash in hand paid the receipt of which from Angelia G. Duncan is hereby acknowledged and the balance of Nine Thousand Nine Hundred ($9,900.00) Dollars, evidenced by a promissory note of even date herewith, payable One Hundred ($100.00) Dollars on the 1st day of May, 1956, and One Hundred ($100.00) Dollars on the first day of each month thereafter until fully paid and a vendor's lien is specifically retained on the herein described real estate to secure the payment of said note. In default of the payment of said note or any installment thereon, the holder may, at his option, declare the entire balance due and payable and enforce the lien herein retained by proper court procedure and have said real estate sold and the proceeds applied to the payment of said note, attorney's fee and court costs.

Now, in consideration of the foregoing, George A. Nicholson and wife, Rebecca Nicholson, the grantors, have bargained and sold and by these presents do transfer and convey unto the said Angelia G. Duncan, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 14 and 15 on the Plan of S. T. Carver's unrecorded Subdivision of Lots Nos. 16, 17 and parts of Lots Nos. 2, 3, 1, 23, 4 and 9 of T. W. Ashwood's Re-subdivision of certain lots in Brownsville, of record in Book 141, page 149, Register's Office for said County, and described according to a survey thereof made by Iris Drake, County Surveyor, May 1, 1925, as follows:
> Beginning at a point on the easterly margin of Riverside Drive 50 feet 10 inches south of the southeast corner of Riverside Drive and Greenway Avenue, and being the southwest corner of the property conveyed to Addean Sutherle Ferryman