Address of New Owner:
Willie Ruth Griffey
2605 Pennington Avenue
Nashville, Tennessee

Send Tax Bills to:
Same

Map-Parcel Numbers
Map-72-15
Parcel-37

BOOK 4754 PAGE 636

FOR AND IN CONSIDERATION of the sum of Seven Thousand Nine Hundred, Fifty and 00/100 (7,950.00) Dollars, paid and to be paid by Willie Ruth Griffey as follows: The said Willie Ruth Griffey has executed her promissory note for Seven Thousand, Nine Hundred, Fifty and 00/100 (7,950.00) Dollars, payable to the order of Louis Komisar, unmarried, in monthly installments of Ninety-one and 25/100 (91.25) Dollars each, including principal and interest at the rate of 10% per annum, until all of the said installments have become due, the first of said installments coming due on the 10th day of October, 1973, with a lien retained on the property herein conveyed to secure its payment, I, Louis Komisar, unmarried, have bargained and sold and by these presents do transfer and convey unto the said Willie Ruth Griffey, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Burns Subdivision of Maxey's Addition to Brownsville as of record in Book 161, page 98, R.O.D.C., Tennessee.
>
> Said lot fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.
>
> Being the same property conveyed to Louis Komisar and wife, Margie Ruth Komisar, by deed from William Hofstetter, Trustee, of record in Book 3103, page 555 and to Louis Komisar by deed from Margie Ruth Komisar of record in Book 3575, page 463, Register's Office of 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 Willie Ruth Griffey, her heirs and assigns, forever. And I do covenant with the said Willie Ruth Griffey that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said Willie Ruth Griffey, her 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:

IDENTIF. REFERENCE 1
OCT 11 9 50 AM '73
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

C 2 7 3 6 8

It is expressly agreed by and between the said Louis Komisar and Willie Ruth Griffey that if any of said installments shall at any time be past due and unpaid, either in whole or in part, the entire unpaid balance shall, at the option of the holder, become due.

The said Willie Ruth Griffey agrees to keep the improvements on the property conveyed insured to the amount of $ 8000, payable to the said Louis Komisar as collateral security to the said note, and to pay all taxes when due; and the said Willie Ruth Griffey further agrees that if she fails to keep the buildings insured, or to pay any taxes as agreed, the said Louis Komisar, the lawful holder of said note, 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 date of payment. If the said Willie Ruth Griffey shall fail to repay any premium or taxes and interest within 30 days from the payment thereof by the said Louis Komisar such failure shall render all of said installments due at the expiration of such time.

The said Willie Ruth Griffey further agrees that if said installments become due upon any contingency hereinbefore stated, the said Louis Komisar or the lawful owners of said note, 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, at 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 Willie Ruth Griffey, or her legal representatives.

The said Willie Ruth Griffey agrees that the said Louis Komisar may execute the power of sale herein contained without giving bond or taking oath; that the said Louis Komisar or other lawful owner of any of the installments herein secured, may bid at any sale under said power; and that if the said Louis Komisar becomes the purchaser, the person holding the office of County Court Clerk of said County shall have authority to convey the

0111R	CONV	*7,950.00				
0111R	MORT'G	*7,950.00				
0111R	S'TAX		A*	20.54		
0111R	S'TAX		A*	5.90		
0111R	RTFEE		A*	.50		
0111R	WDEED		A*	6.00	*	32.94

property to the said Louis Komisar and the said Willie Ruth Griffey further agrees that the purchaser may re-enter and take possession of the property without hindrance or delay.

IN WITNESS WHEREOF, I have hereunto set my signature, this 10th day of September, 1973.

Louis Komisar

As evidence of my ratification and acceptance of the foregoing terms and conditions, I, Willie Ruth Griffey, join herein and subscribe my name hereto, this 10th day of September, 1973.

Willie Ruth Griffey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Delores E. Whitworth, a Notary Public in and for said County and State, the within named Louis Komisar and Willie Ruth Griffey, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 10th day of September, 1973.

Notary Public

DELORES E. WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: October 29, 1975

PREPARED BY:
William S. Hofstetter
304 American Trust Building
Nashville, Tennessee 37201

The actual consideration for this transfer or value of property (whichever is greater) is $2950.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 10 day of Sept., 1973

DELORES E. WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires
10-29-75