12W 13855

(Lts. 3-4) 91-7
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FOR THE CONSIDERATION hereinafter set out, the Realty Savings Bank & Trust Company, a corporation organized under the laws of Tennessee, and having its main office in Davidson County, Tennessee, has bargained and sold, and does hereby transfer and convey unto Jack W. Tant, his heirs and assigns, certain land situated in the town of West Nashville, Davidson County, Tennessee, more fully described as follows:-

Beginning at a point sixty (60) feet eastward from the south-east corner of Seventh Street and Michigan Avenue (extended), as laid out in Plan No. 1 of West Nashville, Davidson County, Tennessee, which is of record in Book 57, pages 74 and 75, R.O.D.C, said point being the north-east corner of a lot heretofore conveyed to Jack W. Tant by the Nashville Realty Company; running thence eastwardly along the south margin of said Michigan Avenue fifty (50) feet to a point; thence southwardly one hundred and fifty (150) feet to the north margin of a twenty-five (25) foot alley; thence westwardly along the north margin of said alley fifty (50) feet to J. W. Tant's east line; thence northwardly along J. W. Tant's east line one hundred and fifty(150) feet to the point of beginning.

AS CONSIDERATION for the foregoing conveyance, the said Jack W. Tant has paid FIVE ($5.00) DOLLARS in cash, the rec-ipt of which is hereby acknowledged, and has executed and delivered to the said Realty Savings Bank & Trust Company forty-four (44) notes for FIVE & 00/100 ($5.00) DOLLARS each, all dated January 1st, 1907, and one falling due on the first day of each succeeding month thereafter, bearing interest at the rate of six per cent (6%) per annum. To secure the above mentioned deferred payments, a lien is hereby retained on the property herein conveyed.

TO HAVE and TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Jack W. Tant, his heirs and assigns, forever. And the said Realty Savings Bank & Trust Company covenants with the said Jack W. Tant that it is lawfully seized of said land, has a good right to convey it, and that it is unencumbered; and it does further covenant and bind itself and successors to warrant and forever defend the title to said property to the said Jack W. Tant, his heirs and assigns, against the lawful claims of all persons whomsoever.

In the event any two or more of the above mentioned notes shall remain unpaid for ten days, after the same shall have matured, the then General Manager of the Realty Savings Bank & Trust Company is hereby authorized and empowered to sell said property above described at the Court-House door in the City of Nashville, for cash and free from the equity of redemption, after advertising such sale for four consecutive weeks, by weekly publication in a newspaper published in said City, stating the time, place and terms of such sale, and apply the proceeds to the expenses of the sale, taxes, the payment of the above mentioned notes, and the remainder to the vendee herein; and the General Manager of the vendor is hereby authorized to execute a deed to the purchaser, which shall be sufficient in law to pass the fee to the above described property. Any notes which are not due at the time of default in the payment of any of said notes, shall immediately become due and payable upon such default occurring and continuing for ten days, in like manner as if the same had matured according to their tenor. The payment of said notes may be enforced by suit at law or equity, at the option of the then owner and holder.

IN WITNESS WHEREOF, the Realty Savings Bank & Trust Company has caused this instrument to be signed by its General Manager and attested by its Secretary, under its corporate seal, this the 1st day of Jany, A. D. 1927.

REALTY SAVINGS BANK & TRUST COMPANY,

By David C Burton
General Manager.

ATTEST:- W. D. Fults
Secretary.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Sept 1926
Deputy Register

Buyer & Jas Bill
Jack Faut
% Frank P Faut
Rt # 4 Ruce Road Ashland City Tenn

STATE OF TENNESSEE:)
(SS
COUNTY OF DAVIDSON:)

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Before me, Warren D. Sloan, a Notary Public, in and for said State and County, duly qualified and commissioned, personally appeared Daniel C. Buntin, and W. B. Felts, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the General Manager and Secretary, respectively, of the Realty Savings Bank & Trust Company, the within named bargainor, a corporation, and that they as such General Manager and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as General Manager and Secretary, respectively.

Witness my hand and official seal, at office in Nashville, Tennessee, this the 5th day of January, 1907.

Warren D. Sloan
Notary Public.

WARREN D. SLOAN NOTARY PUBLIC DAVIDSON CO. TENN.

D 68357

IDENTIF. REFERENCE

SEP 17 9 00 AM '76

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

SEP 17 76	CONV	* 500.00			
SEP 17 76 S'TAX			B*	1.30	
SEP 17 76 PR'FEE			B*	.50	
SEP 17 76	W'DEED		B*	6.00	* 7.80