No. 71652

Chas. Eggstein
to
S. O. Townes

For and in Consideration of the sum of Two hundred No/100 Dollars, To be paid by S. O. Townes as follows: One Note of this date due on the 1st day of April 1917 and One note of this date due on the 1st day of April, 1918, for One hundred ($100.00) Dollars each with interest at 6 per cent from date with lein retained I, Chas. Eggstein have bargained and sold, and by these presents do transfer and convey unto the said S. O. Townes his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Situated in the 14th Civil Dist. of said County & State, being tract No. 10 of the A. Erhart lands a plan of which is recorded in Minute Book "F" Page 773 of the Chancery Court beginning at a Blk. Oak and two white oaks in Blunkall's west boundary, thence west 123½ poles to three white Oaks, Thence S. 3½° W. 32 poles to a hornbeam & poplar, thence E. 124 poles to three white oaks and Spanish oak; thence N. 32 poles to the beginning, containing twenty-five acres more or less. being the same land conveyed to me by Owen (Iron) Harris and wife Bertie Harris see Book 472, Page No. 178 R.O.D.C:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said S. O. Townes, his *heirs and assigns forever. And* I, Chas. Eggstein *do covenant with the said* S. O. Townes *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, Chas. Eggstein *do further covenant and bind* myself, & my *heirs and representatives, to warrant and forever defend the title to said land to said* S. O. Townes, & his *heirs and assigns, against the lawful claims of all persons whomsoever.* A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my *hand, this* 16 *day of* Sept. 1915.

Witness Chas. Eggstein

State of Tennessee, Davidson County. *Personally appeared before me,* Wm. Thomas *a Notary Public in and for said County and State, the within named* Chas. Eggstein *the bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained. And of the said, having appeared before me, privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.*

Witness my hand and official seal, at Joelton, *Tennessee, this* 16 *day of* Sept. 1915.

(Seal) Wm. Thomas *Notary Public.*

Received Nov. 9, 1915 at 11 :55 A. M.

Recorded Nov.10, 1915

No. 71656

J. A. Stevenson et ux
to
Karen Marie West

For and in Consideration of the sum of (10.00) Ten Dollars, cash paid by Karen Marie West and the assumption by her of the indebtedness set out and described in deed of R. M. Cook & wife to Richard S. West and J. A. Stevenson dated April 25, 1907. to the property hereinafter described. We, J. A. Stevenson and wife Janie Stevenson, have bargained and sold, and by these presents do transfer and convey unto the said Karen Marie West her heirs and assigns (all of our undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Being Lots Nos. 30, 31, 32 and 33 of the Tariff Reform Addition which is recorded in the R. O. D. C. Tenn. in Plan Book 161, Page 32. Said Lots 31, 32 and 33 front each fifty (50) feet and Lot 30 fronts 79 feet on the west side of Watson Street and extends back westwardly between parallel lines, on the south line of Lot No. 30 194.2 feet and on the north line of Lot 33, 195.4 feet to an alley 25 feet wide.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Karen Marie West, her *heirs and assigns forever. And* we *do covenant with the said* Karen Marie West *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. And* we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said land to said* Karen Marie West, her *heirs and assigns, against the lawful claims of all persons whomsoever.*

Witness our *hand* s, *this* 16 *day of* April, 1913.

Witness J. A. Stevenson
Janie Stevenson

State of Tennessee, Davidson County. *Personally appeared before me,* D. R. Myers *a Notary Public in and for said County and State, the within named* J. A. Stevenson & wife Janie Stevenson *the bargainor s, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained. And* Janie Stevenson, wife *of the said* J. A. Stevenson, *having appeared before me, privately and apart from* her *husband, the said* Janie Stevenson *acknowledged the execution of the said instrument to have been done by* her *freely, voluntarily, and understandingly, without compulsion or constraint from* her *said husband, and for the purposes therein expressed.*

Witness my hand and official seal, at Nashville *Tennessee, this* 1 *day of* May, 1913.

(Seal) D. R. Myers *Notary Public.*

Received Nov. 9, 1915 at 12 :12 P. M.

Recorded Nov.11, 1915