NUMBER 76825 RECORDED JULY 25,1925 LEWIS T. BAXTER,ET UX TO J.W. TATUM,ET UX

For and in consideration of the sum of $1100.00 ELEVEN HUNDRED---------- -- ------- DOLLARS CASH IN HAND PAID BY J.W. TATUM AND PAULINE T. TATUM,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. AND THE SAID J.W. TATUM AND PAULINE T. TATUM,HEREBY ASSUME AND AGREE TO PAY THE 1925, TAXES ON THE PROPERTY HEREIN CONVEYED.

WE,LEWIS T. BAXTER AND WIFE, JOANNA E. BAXTER, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.W. TATUM AND WIFE, PAULINE T. TATUM,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT;

BEING PART OF LOT NO.6 IN THE DIVISION OF THE ESTATE OF JOHN HOBSON,DECEASED, IN THE 11TH, FOMRERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE,AS OF RECORD IN MINUTE BOOK "L", PAGE 363, OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE,DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF SEYMOUR AVENUE AT A POINT 250 FEET EAST OF THE PIECE OF GROUND, FORMERLY OWNED BY A.W. HOOKER,TRUSTEE,THE SUBDIVISION OF WHICH IS OF RECORD IN BOOK NO.57,PAGE 131,REGISTER'S OFFICE FOR SAID COUNTY;THENCE EASTERLY WITH THE CENTER OF SEYMOUR AVENUE 50 FEET; THENCE NORTHERLY AT RIGHT ANGLES 358 FEET, MORE OR LESS,TO PETWAY AVENUE;THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF PETWAY AVENUE,50 FEET;THENCE SOUTHERLY 358 FEET,MORE OR LESS,TO THE BEGINNING.

ANDBEING PART OF THE SAME PROPERTY CONVEYED TO LEWIS T. BAXTER, BY P.E. GORDON,AS OF RECORD IN BOOK NO.311,PAGE 261, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.W. TATUM AND WIFE, PAULINE T. TATUM,THEIR, heirs and assigns, forever, and WE do covenant with the said J.W. TATUM AND PAULINE T.TATUM that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE,LEWIS T. BAXTER AND JOANNA E. BAXTER, do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.W. TATUM AND WIFE, PAULINE T. TATUM,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 20TH day of APRIL,1925.

Witness: LEWIS T. BAXTER BY WILLIAM W. SCOVEL ATTY IN FACT
JOANNA E. BAXTER BY WILLIAM W. SCOVEL ATTY IN FACT

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, C.B. TIGNER a Notary Public in and for said County and State, the within-named WM.W. SCOVEL,ATTORNEY IN FACT FOR LEWIS T.BAXTER AND WIFE, JOANNA E. BAXTER, AS SUCH ATTORNEY IN FACT, 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 Nashville, Tennessee, this 20TH day of APRIL, 1925.

(SEAL) C.B. TIGNER, Notary Public.

NUMBER 76844 RECORDED JULY 25,1925 R.E. DUNCAN,ET UX TO W.T. HALLIDAY

For and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE PROPERTY IN EXCHANGE AND ACCEPTING LOT NO.53 IN THE S.R. SANFORD SUBDIVISION , PLAN OF WHICH IS RECORDED IN BOOK NO.161,PAGE 122, R.O.D.C. TENNESSEE,SUBJECT TO AN INCUMBRANCE OF $12,000(NAMELY: ONE $6500.00 FIVE-YEAR FIRST MORTGAGE LOAN,AND INTEREST TO THE PENN MUTUAL INSURANCE COMPANY,EXECUTED MAY 13,1924;A SERIES OF NOTES FOR $100 EACH AND INTEREST, PAYABLE MONTHLY TO J.G. GRISSIM,JR., NOW THE PROPERTY OF THE J.C. MCQUIDDY ESTATE,PAYABLE TO THE COMMERCE UNION BANK,NASHVILLE,TENN. AMOUNTING TO $6000.00, NINE OF WHICH HAVE BEEN PAID,AND ARE HEREBY CANCELLED,AND TAXES.

HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM T. HALLIDAY,HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.53 IN THE S.R. SANFORD SUBDIVISION,A PLAN OF WHICH IS OF RECORD IN BOOK NO.161, PAGE 122 , R.O.D.C. TENNESSEE. SAID LOT NO.53 FRONTING FIFTY FEET ON THE SOUTH SIDE OF PIERCE AVENUE RUNNING THENCE BETWEEN PARALLEL LINES, ONE HUNDRED FIFTY FEET TO AND ALLEY,ON WHICH IS ERECTED A LARGE THREE-STORY HOUSE,AND BEING THE SAME PROPERTY CONVEYED FROM LURA E. SCOTT, TO J.G. GRISSIM, JR., BY DEED DATED 23RD DAY OF JANUARY 1923,OF RECORD IN BOOK NO.636,PAGE 446. R.O.D.C. TENNESSEE,AND CONVEYED FROM J.G. GRISSIM,JR. TO M.JOYCE DUNCAN, DEED OF RECORD IN BOOK NO.__ PAGE___ R.O.D.C. 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 WILLIAM T. HALLIDAY,HIS, heirs and assigns, forever, and WE do covenant with the said WILLIAM T. HALLIDAY XXXX THAT WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered. EXCEPT AS HEREIN SET OUT.

And WE M.JOYCE DUNCAN AND HUSBAND R.E. DUNCAN,OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM T. HALLIDAY,HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand ---, this 11TH day of APRIL,1925.

Witness: M.JOYCE DUNCAN
R.E. DUNCAN

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, AMOS L.EDWARDS a Notary Public in and for said County and State, the within-named M.JOYCE DUNCAN AND HUSBAND, R.E. DUNCAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And M.JOYCE DUNCAN,WIFE of the said R.E. DUNCAN, having appeared before me privately and apart from HER husband, the said M.JOYCE DUNCAN 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, DAVIDSON COUNTY, Tennessee, this 11TH day of APRIL,1925.

(SEAL) AMOS L.EDWARDS, Notary Public.

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