NUMBER 79492. JOHN MADDIX TO MINERVA MADDIX. RECORDED SEPT. 28, 1925.

For and in consideration of the sum of ONE ($1.00) - DOLLARS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND OTHER VALUABLE CONSIDERATIONS, I, JOHN MADDIX, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MINERVA MADDIX, FREE FROM THE DEBTS AND CONTROL OF HER PRESENT OR FUTURE HUSBAND, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHERLY 45 FEET OF LOT 25 IN JOHNSON BRANSFORD'S SUBDIVISION OF THREE PARTS OF LOT 158 OF JOHN MCNAIRY'S MANSION HOUSE TRACT, PLAN BOOK 161, PAGE 146. SAID PART OF SAID LOT FRONTS 45 FEET ON THE WEST SIDE OF CUMBERLAND STREET, NOW ELEVENTH AVENUE, NORTH, AND EXTENDS BACK WESTERLY BETWEEN PARALLEL LINES 138 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR, AND IS THE SAME PROPERTY CONVEYED TO JOHN MADDIX AND HIS WIFE, MINERVA MADDIX, BY THE BRANSFORD REALTY COMPANY, AS OF RECORD IN BOOK 422, PAGE 198, R.O.D.C. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MINERVA MADDIX, HER, heirs and assigns, forever, and I do covenant with the said MINERVA MADDIX that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

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 MINERVA MADDIX, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 14 day of AUGUST 1925.

Witness: JOHN MADDIX

STATE OF TENNESSEE, DAVIDSON COUNTY, Personally appeared before me, L. W. HALL a Notary Public in and for said County and State, the within-named JOHN MADDIX, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And I 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 14 day of AUGUST 1925.

(SEAL) L. W. HALL, Notary Public.

MY COM. EXPIRES APR. 10, 1928.

U. S. R. S. $00.50
Rec'd SEPTEMBER 8, 1925, 2:55 P.M.

NUMBER 79896. AGNES M. O'CALLAGHAN TO ELIZABETH DOUTHIT HART. RECORDED SEPT. 28, 1925.

For and in consideration of the sum of $7,500.00--SEVENTY-FIVE HUNDRED AND NO/100 - - - - - - - -DOLLARS, PAID IN CASH BY ELIZABETH DOUTHIT HART TO XX AGNES M. O'CALLAGHAN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

THE PURCHASER HEREBY AGREES TO ASSUME THE TAXES FOR THE YEAR 1925.

I, AGNES M. O'CALLAGHAN, (A WIDOW), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ELIZABETH DOUTHIT HART, WIFE OF RUSSELL E. HART, FOR HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS AND CONTRACTS OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER IN HER TO SELL, MORTGAGE OR OTHERWISE CONVEY AS IF SHE WERE A FEMME SOLE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ASFOLLOWS, TO-WIT:

BEING THE SOUTHERLY ONE-HALF OF LOT NO. 45, AND THE NORTHERLY 37½ FEET OF LOT NO. 44 (AS THEY FRONT TOGETHER 62.5 FEET ON THE EAST BELMONT CIRCLE) IN THE BELMONT PARK COMPANY'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 57, PAGE 156, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING IN THE MIDDLE POINT IN THE FRONT LINE OF SAID LOT NO. 45 IN THE EAST MARGIN OF BELMONT CIRCLE; RUNNING THENCE SOUTHWARDLY WITH SAID EAST MARGIN OF EAST BELMONT CIRCLE 62.5 FEET TO A POINT; THENCE EASTWARDLY 212 FEET AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT NO. 44 TO AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 62.5 FEET; THENCE WESTWARDLY 212 FEET TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO AGNES M. O'CALLAGHAN BY WARD-BELMONT SCHOOL BY DEED DATED FEBRUARY 13, 1917, AND REGISTERED IN BOOK NO. 489, PAGE 612, R.O.D.C. TENNESSEE.

THE PURCHASER ASSUMES THE TAXES FOR 1925.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ELIZABETH DOUTHIT HART, HER, heirs and assigns, forever, and I do covenant with the said ELIZABETH DOUTHIT HART that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I, AGNES M. O'CALLAGHAN, (A WIDOW) do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said ELIZABETH DOUTHIT HART, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 8TH day of SEPTEMBER 1925.

Witness: AGNES M. O'CALLAGHAN

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, SIDNEY E. DAVIS a Notary Public in and for said County and State, the within-named AGNES M. O'CALLAGHAN, (A WIDOW), the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 8TH day of SEPTEMBER 1925.

(SEAL) SIDNEY E. DAVIS, Notary Public.

MY COM. EXPIRES APRIL 2ND, 1927.

U. S. R. S. $7.50
Rec'd. SEPTEMBER 19, 1925, 11:51 A.M.