NUMBER 19169 RECORDED OCT 17,1927 C.P. DUNCAN,ET UX TO V.W. FRANCIS,ET UX

For and in consideration of the sum of EIGHTY-TWO HUNDRED FIFTY+AND NO/100 ($8250.00) DOLLARS. THIRTY-TWO HUNDRED AND FIFTY ($3250.00) OF WHICH HAS BEEN PAID IN CASH BY V.W. FRANCIS AND WIFE, PAULINE ROLER FRANCIS TO C.P. DUNCAN AND WIF , VERA SATTERFIELD DUNCAN,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE BALANCE THE SAID V.W. FRANCIS AND WIFE, PAULINE ROLER FRANCIS HAVE ASSUMED THE PAYMENT OF A NOTE FOR $5,000.00, SAID NOTE DATED NOVEMBER 8, 1924, AND DUE IN THREE YEARS AFTER DATE. SAID NOTE IS SECURED BY DEED OF TRUST EXECUTED BY C.P. DUNCAN AND WIFE, VERA SATTERFIELD DUNCAN TO A.B. BENEDICT, VICE -PRESIDENT OF THE NASHVILLE TRUST CO., AS TRUSTEE, AND BEING RECORDED IN BOOK 595, PAGE 330 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN. SAID INTEREST ON SAID PRINCIPAL NOTE OF $5,000.00 IS SECURED BY 6 NOTES OF EVEN DATE OF THE PRINCIPAL NOTE FOR $150.00 EACH.

WE, C.P. DUNCAN AND WIFE, VERA SATTERFIELD DUNCAN, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID V.W. FRANCIS AND WIFE, PAULINE ROLER FRANCIS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

BEING THE NORTHERLY PART OF LO. NO.6 IN THE REVISED PLAN OF GEO.W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS,THE PLAN OF WHICH IS RECORDED IN BOOK NO.332, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENN.

SAID NORTHERLY PART OF SAID LOT NO.6 BEGINS ON THE EASTERLY MARGIN OF 21ST AVENUE SOUTH, SOMETIMES CALLED BROAD ST. OR HILLSBORO PIKE, AT THE CORNER OF LOTS NOS.5 AND 6 ON SAID PLAN AND RUNS THENCE EASTERLY WITH THE LINE BETWEEN SAID LOTS NOS.5 AND 6, 194 FEET TO THE THE NORTHWEST CORNER OF LOT NO.7 ON SAID PLAN;THENCE WITH THE WESTERLY LINE OF LOT NO.7 SOUTHERLY 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PART OF SAID LOT NO.6,CONVEYED BY TILLMAN CAVERT AND WIFE ,TO HALL,BY DEED OF RECORD IN BOOK NO.481,PAGE 448, OF SAID REGISTER'S OFFICE;THENCE WITH THE NORTHERN LINE OF SAID G.H. HALL'S LOT WESTERLY 216 FEET, MORE OR LESS,TO THE EASTERLY MARGIN OF SAID 21ST AVENUE SOUTH,NORTHERLY 78 FEET, MORE OR LESS, TO THE BEGINNING, BEING THE SAME PROPERTY CONVEYED TO MRS. VERA SATTERFIELD,DUNCAN, WIFE OF C.P. DUNCAN,BY DEED OF RECORD IN BOOK 512, PAGE 713 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENN.

THE GRANTEES AGREE TO ASSUME THE INTEREST NOTES ON THE ABOVE MENTIONED DEED OF TRUST AFTER MAY 8,1927 AND THE GRANTOR AGREES TO PAY ALL INTEREST ON SAID TRUST DEED TO THAT DATE.

THE GRANTEE ASSUME THE TAXES FOR THE YEAR 1927.

THE GRANTEES TAKE THIS CONVEYANCE AND THE GRANTORS CONVEY SUBJECT TO THE BUILDING RESTRICTIONS CONTAINED IN AGREEMENT BETWEEN BELMONT LAND CO.AND THE BELMONT HEIGHTS LAND CO.AS OF RECORD IN BOOK 370, PAGE 543, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENN., AND DEED OF BELMONT HEIGHTS LAND CO. TO TILLMAN CAVERT AND EWELL MOSS AS OF RECORD IN BOOK 368, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY,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 V.W. FRANCIS AND WIFE, PAULINE ROLER FRANCIS,THEIR, heirs and assigns, forever, and WE do covenant with the said C.P. DUNCAN AND WIFE, VERA SATTERFIELD DUNCAN 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 SHOWN.

And C.P. DUNCAN AND WIFE, VERA SATTERFIELD DUNCAN do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said V.W. FRANCIS AND WIFE, PAULINE ROLER FRANCIS,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness our hand, this 10 day of SEPT 1927.

Witness:

C.P. DUNCAN
VERA SATTERFIELD DUNCAN

STATE OF TENNESSEE, DAVIDSON COUNTY. NEW YORK, NEW YORK Personally appeared before me, J.J.GLENNON a Notary Public in and for said County and State, the within-named VERA SATTERFIELD DUNCAN,WIFE OF C.P. DUNCAN, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And VERA SATTERFIELD DUNCAN WIFE of the said C.P.DUNCAN, having appeared before me privately and apart from HER husband, the said VERA SATTERFIELD 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, Tennessee, this NEW YORK, NEW YORK day of 12 SEPTEMBER 1927.

(SEAL) J.J.GLENNON, Notary Public.

NOTARY PUBLIC, NEW YORK COUNTY
N.Y. CO.CLK'S 131 REG.NO.9039
TERM EXPIRES MARCH 30 1929.

STATE OF TENNESSEE,)
DAVIDSON COUNTY.) PERSONALLY APPEARED BEFORE ME, CHARLES G. BLACKARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,THE WITHIN NAMED C.P. DUNCAN THE BARGAINOR,WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE,THIS 10TH DAY OF SEPT,1927.

(SEAL) CHARLES G. BLACKARD, NOTARY PUBLIC,
COM.EXPIRES THE 6 DAY OF OCT, 1928.

U. S. R. S. $---NONE---
Rec'd. SEPT 20,1927 AT 11:15 A.M

NUMBER 20397 RECORDED OCT 17 1927 LITTELL RUST ET UX TO CHAS U COGGIN & SONS INC

For and in consideration of the sum of THREE THOUSAND TWO HUNDRED EIGHTY FOUR AND 50/100 ($3284.50) DOLLARS, PAID IN CASH OR ITS EQUIVALENT BY CHAS U COGGIN, AND SONS INC THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE LITTELL RUST AND WIFE MARGARET S RUST HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHAS U COGGIN AND SONS INC., A TENNESSEE, CORPORATION ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOTS NOS 1 TO 28 BOTH INCLUSIVE 40 TO 41 BOTH INCLUSIVE 44 TO 58 BOTH INCLUSIVE 60 TO 67 BOTH INCLUSIVE, 69 TO 71 BOTH INCLUSIVE 74 TO 76 BOTH INCLUSIVE, ON THE MAP OF WOODDALE BROVE ANNEX, AS OF RECORD IN BOOK 547 PAGES 109 AND 110 R.O.D.C TENN,

SAID LOTS NOS 1 TO 28 BOTH INCLUSIVE FRONT 50 FEET EACH ON THE NORTHERLY SIDE OF WOODDALE DRIVE AND EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

SAID LOT NOS 40 TO 41 BOTH INCLUSIVE 44 TO 58 BOTH INCLUSIVE, 60 TO 67 BOTH INCLUSIVE 69 TO 71 BOTH INCLUSIVE 74 TO 75 BOTH INCLUSIVE, FRONT 50 FEET EACH ON THE EASTERLY MARGIN OF MIAMI AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.,

SAID LOT NO 76 FRONTS 100 FEET ON THE EASTERLY SIDE OF MIAMI AVENUE AND EXTENDS BACK BETWEEN LINES 150 FEET TO A DEAD LINE AND SHOWS 50 FEET ON SAID DEAD LINE.,

SAID LOTS ABOVE DESCRIBED BEING PART OF THE SAME PROPERTY CONVEYED TO THE UNDERSIGNED, LITTELL RUST BY DEED OF RECORD IN BOOK 714 PAGE 37 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 CHAS U COGGIN & SONS INC., ITS SUCCESSORS, heirs and assigns, forever, and WE do covenant with the said CHAS U COGGIN AND SONS INC., 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 THE TAXES FOR THE YEAR 1927 WHICH THE PURCHASER ASSUMES

And WE LITTELL RUST AND MARGARET S RUST do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHAS U COGGIN AND SONS INC., ITS SUCCESSORS heirs and assigns, against the lawful claims of all persons whomsoever

Witness our hand s, this 31ST day of AUGUST 1927

Witness:

LITTELL RUST
MARGARET S RUST

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, VIRGIL R HALL a Notary Public in and for said County and State, the within-named LITTELL RUST AND WIFE MARGARET S RUST, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARGARET S RUST WIFE of the said LITTELL RUST, having appeared before me privately and apart from HER husband, the said MARGARET S RUST 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 3RD day of SEPTEMBER 1927

(SEAL) VIRGIL R HALL, Notary Public.

MY COM EX JULY 12 1930

U. S. R. S. $---NONE---
Rec'd. OCT 15 1927 AT 9:30 A. M.