NUMBER 63522 RECORDED NOV 13,1935 W.F. SEAT, ET UX TO TAYLOR FRANKLIN SEAT, ET ALS
982

17768

For and in consideration of the sum of $1.00- ONE AND NO/100 - - DOLLARS

CASH IN HAND PAID BY TAYLOR FRANKLIN BEAT, HENRY CABOT SEAT AND DORTHY MAI SEAT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION HEREINAFTER MENTIONED.

WE, W.F. SEAT AND WIFE MARY ALMA BEAT HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID TAYLOR FRANKLIN SEAT , HENRY CABOT SEAT AND DORTHY MAI SEAT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS.27,28 AND 29 IN THE CEPHAS WOODARD SUBDIVISION OF LOTS 5 AND 6 OF THE WOODWARD PROPERTY, AS OF RECORD IN BOOK NO.161, PAGE 174, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOTS NOS.27 AND 28 AND 29 ADJOIN AND TOGETHER FRONT 150 FEET ON THE WESTERLY SIDE OF CEPHAS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES AND THE NORTH LINE OF LOT 27 WITH THE SOUTHERLY MARGIN OF CLAY STREET, 115 FEET, MORE OR LESS TO AN ALLEY AND THIS IS THE SAME PROPERTY CONVEYED BY DEED TO THE GRANTOR'S HEREOF SEE DEED OF RECORD IN BOOK NO.651, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

NOTE, IT IS EXPRESSLY UNDERSTOOD AND A PART OF THE ABOVE CONSIDERATION THAT BOTH AND EACH OF THE GRANTORS HEREIN RESERVE AND RETAIN A LIFE ESTATE IN THE ABOVE DESCRIBED AND CONVEYED PROPERTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said TAYLOR FRANKLIN SEAT, HENRY CABOT SEAT AND DORTHY MAI SEAT, THEIR, heirs and assigns, forever, and WE do covenant with the said TAYLOR FRANKLIN SEAT, HENRY CABOT SEAT AND DORTHY MAI SEAT 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 BY AN INDEBTEDNESS DESCRIBED IN TRUST DEED OF RECORD IN BOOK NO.___ PAGE ___ OF THE REGISTERIS OFFICE FOR DAVIDSON COUNTY.

And WE, W.F. SEAT AND WIFE, MARY ALMA SEAT do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said TAYLOR FRANKLIN SEAT AND HENRY CABOT SEAT AND DORTHY MAI SEAT, against the lawful claims of all persons whomsoever THEIR heirs and assigns,

Witness OUR hand S, this 31ST day of OCTOBER, 19 35.

Witness: W.F. SEAT

MARY ALMA SEAT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named W.F. SEAT AND WIFE MARY ALMA SEAT the bargainor--, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARY ALMA SEAT WIFE WIX of the said W.F. SEAT, having appeared before me privately and apart from HER husband, the said MARY ALMA SEAT 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 31ST day of OCTOBER, 19 35.

Commission Expires 15TH day of OCT, 19 39. (Seal.) FRED K. JONES Notary Public.

U.S.R.S. $1.00

REC'D NOV 12,1935 AT 12:35 A.M.



NUMBER 63523 RECORDED NOV. 13, 1935. FLORIS H.TOMPKINS, ET UX., TO FRANK G. CROWDER.
982

17768

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS, CASH IN HAND PAID BY FRANK G.CROWDER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND

WHEREAS, BY DEED DATED JANUARY 3RD, 1930, AND OF RECORD IN BOOK NO.871, PAGE 372, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

FLORIS H.TOMPKINS AND WIFE, MAUDE ELSIE TOMPKINS, CONVEYED LOT NO.11 ON THE PLAN OF PAYNES ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK NO.21, PAGE 70, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, IN WHICH CONVEYANCE THE DESCRIPTION WAS GIVEN AS FOLLOWS:

BEING 50 FEET ON THE NORTHERLY SIDE OF WOODLAND STREET, AND RUNNING BACK TO AN ALLEY AND SHOWING 60 FEET ON SAID ALLEY AND BEING 173 FEET ON THE EAST LINE AND 175 FEET ON THE WEST LINE, AND A CORRECT DESCRIPTION OF THE LAND CONVEYED BY MRS.KITTIE BURNNETTE AND HUSBAND C.E.BURNNETTE TO FLORIS H. TOMPKINS ON JULY 27TH, 1920, AS OF RECORD IN BOOK NO.553, PAGE 375, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IS HEREIN BELOW STATED, AND IN ORDER TO CORRECT SAID DESCRIPTION OF SAID LAND AND FOR NO OTHER REASON IS THIS DEED EXECUTED.

WE, FLORIS H.TOMPKINS AND WIFE, MAUDE ELSIE TOMPKINS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRANK G.CROWDER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PARTS OF LOTS NOS. 10, AND 11 ON THE PLAN OF PAYNES ADDITION TO EDGEFIELD NOW EAST NASHVILLE, AS OF RECORD IN BOOK NO.21, PAGE 70, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE. AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF WOODLAND STREET AT THE CORNER OF SAID LOTS 10 AND 11; THENCE NORTHERLY 173 FEET, MORE OR LESS, TO A STAKE ON THE SOUTHERLY MARGIN OF AN ALLEY 20 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT NO.10; THENCE WITH SOUTHERLY MARGIN OF SAID ALLEY WESTERLY 50 FEET TO A STAKE; THENCE AT RIGHT ANGLES TO SAID ALLEY SOUTHERLY 173 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF WOODLAND STREET AT THE CORNER OF LOTS 11 AND 12; THENCE WITH THE NORTH MARGIN OF SAID STREET EASTERLY 50 FEET TO THE BEGINNING.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FRANK G.CROWDER, HIS, heirs and assigns, forever, and WE do covenant with the said FRANK G.CROWDER, 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, FLORIS H.TOMPKINS AND WIFE, MAUDE ELSIE TOMPKINS, OURSELVES,OUR, do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said FRANK G.CROWDER, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 5TH day of SEPTEMBER, 19 35.

Witness: I WHITE

FLORIS H.TOMPKINS

MAUDE E.TOMPKINS

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, S.G.BUTLER, a Notary Public in and for said County and State, the within-named FLORIS H.TOMPKINS AND WIFE, MAUDE ELSIE TOMPKINS, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MAUDE ELSIE TOMPKINS, wife of the said FLORIS H.TOMPKINS, having appeared before me privately and apart from HER husband, the said MAUDE ELSIE TOMPKINS, 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 5 day of SEPT., 19 35.

Commission Expires 11 day of APR, 19 39. (Seal.) S.G.BUTLER Notary Public.

RECD NOV.12, 1935 AT 10:36 A.M.