NUMBER 77837 RECORDED OCT 2,1936 KATIE CONDITT ET VIR TO H.C. SMITH,SR.ET UX

1011

For and in consideration of the sum of ($1,500.00) FIFTEEN HUNDRED AND NO/100 ---- DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATIE CONDITT AND HUSBAND M. CONDITT, BOTH OF LAWFUL AGE, THISDAY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.C. SMITH, SR., AND WIFE, INA RUTH SMITH,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT NO.28 OF BLOCK NO.2 IN ANDREW ALLISON'S ADDITION TO EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO.161, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.
SAID LOT NO.28 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF FORREST AVENUE, EXTENDING BACK BETWEEN L INES 160 FEET TO AN ALLEY. AND BEING THE SAME PROPERTY WHICH WAS CONVEYED TO MRS. KATIE CONDITT BY DEED FROM JOS. R. WEST, CLERK & MASTER OF THE CHANCERY COURT AT NASHVILLE,RECORDED IN BOOK NO.668, PAGE 326 R.O.D.C.TENN.,TO WHICH RERERENCE IS MADE. SITUATED ON ABOVE DESCRIBED PROPERTY IS A FRAME DWELLING KNOWN AS CITY NO.1204 FORREST AVENUE, NASHVILLE TENNESSEE, POSSESSION TO WHICH SHALL BE GIVEN ON AND AFTER DELIVERY HEREOF. THE GRANTEES HEREIN ASSUME AND AGREE TO PAY THE STATE & COUNTY TAXES FOR 1936 HEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H.C. SMITH SR AND WIFE, INA RUTH SMITH,THEIR, heirs and assigns, forever, and WE do covenant with the said H.C. SMITH SR. AND WIFE, INA RUTH SMITH 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 1936 S & C. TAXES WHICH ARE ASSUMED BY THE GRANTEES HEREIN.
And WE, KATIE CONDITT AND HUSBAND M.CONDITT do further covenant and bind OURSELVES, heirs and representatives, to warrant and forever defend the title to said land to the said H.C. SMITH SR AND WIFE, INA RUTH SMITH,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 28TH day of SEPTEMBER, 19 36

Witness: FORREST KIMBALL

MRS. KATIE CONDITT
M.CONDITT

ALABAMA MOBILE
STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THE UNDERSIGNED a Notary Public in and for said County and State, the within-named KATIE CONDITT AND HUSBAND M.CONDITT

the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.
And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from X said husband and for the purposes therein expressed.
Witness my hand and official seal at MOBILE, ALABAMA, this 28TH day of SEPT, 19 36
Commission Expires XNXXXX MCH 13, , 19 39

(Seal.) ROSALIE H.HANLY,
Notary Public.

U.S.R.S.$1.50
REC'D OCT 1,1936 AT 11:50 A.M.

NUMBER 77865 RECORDED OCT. 2ND, 1936. SARA HYNES LEA TO HARPETH HILLS CO

1011

For and in consideration of the sum of FIVE & 00/100 DOLLARS, CASH PAID IN HAND, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER VALUABLE CONSIDERATIONS,

I, SARA HYNES LEA, FORMERLY S.A.HYNES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HARPETH HILLS COMPANY, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE SOUTHERLY 55⅛ FEET OF LOT NO.30 AND THE NORTHERLY PART OF LOT NO.29 (HAVING A FRONTAGE OF 37.75 FEET ON THE EASTERLY SIDE OF FIRST AVENUE, NORTH) ON THE PLAN OF HUGH MCGAVOCK'S ADDITION, RECORDED IN BOOK 21, PAGE 77 OF THE R.O.D.C.,TENNESSEE, AND SAID PARTS OF SAID LOTS BEING DESCRIBED AS A WHOLE AS FOLLOWS:-

BEGINNING AT A POINT 50 FEET SOUTHWARDLY FROM THE NORTHWEST CORNER OF SAID LOT NO.30 ON THE EASTERLY MARGIN OF FIRST AVENUE, NORTH; THENCE RUNNING BACK EASTWARDLY PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT NO.30 ABOUT 300 FEET TO THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE SOUTHWARDLY WITH THE LOW WATER MARK OF THE CUMBERLAND RIVER APPROXIMATELY 159 FEET TO THE NORTH BOUNDARY LINE OF THE EASEMENT FOR BRIDGE PURPOSES VESTED IN DAVIDSON COUNTY, BY DEED OF RECORD IN BOOK 37, PAGE 168, OF THE FIRST CIRCUIT COURT OF DAVIDSON COUNTY,TENNESSEE; THENCE WESTWARDLY ALONG SAID NORTH BOUNDARY LINE OF SAID EASEMENT BELONGING TO DAVIDSON COUNTY, 265 FEET TO THE EASTERLY MARGIN OF FIRST AVENUE, NORTH, SAID POINT BEING THE INTERSECTION OF THE NORTH BOUNDARY LINE OF SAID EASEMENT WITH SAID FIRST AVENUE, NORTH; THENCE NORTHWARDLY WITH THE MARGIN OF FIRST AVENUE, NORTH, APPROXIMATELY 93.25 FEET TO THE POINT OF BEGINNING, SAID DESCRIPTION BEING ACCORDING TO A SURVEY OF JOHN WILKES, C.E., THE MAP OR PLAT OF WHICH IS DATED NOVEMBER 24, 1934.

THIS CONVEYANCE IS MADE SUBJECT TO THE EASEMENT OF THE L. AND N. RAILROAD COMPANY OF RECORD IN BOOK 308, PAGE 315, OF THE R.O.D.C.,TENNESSEE, AND SUBJECT TO THE EASEMENT OF THE NASHVILLE TERMINAL COMPANY OF RECORD IN BOOK 315, PAGE 467, OF THE 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 HARPETH HILLS COMPANY, ITS SUCCESSORS, heirs and assigns, forever, and I do covenant with the said HARPETH HILLS COMPANY, 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 HARPETH HILLS COMPANY, ITS SUCCESSORS heirs and assigns, against the lawful claims of all persons whomsoever . AND I, LUKE LEA,JR., HEREBY JOIN IN THIS CONVEYANCE,FOR THE PURPOSE OF CONVEYING ALL MY MARITAL RIGHTS.
Witness OUR hand S, this 25TH day of SEPTEMBER, , 19 36.

Witness: SARA HYNES LEA

LUKE LEA,JR.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GRACE DAWSON, a Notary Public in and for said County and State, the within-named SARA HYNES LEA,

the bargainor , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.
And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument X 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 25TH day of SEPTEMBER, , 19 36.
Commission Expires 17 day of OCT. , 19 39.

(Seal.) GRACE DAWSON,
Notary Public.

STATE OF TENNESSEE,)
DAVIDSON COUNTY.)

PERSONALLY APPEARED BEFORE ME, GRACE DAWSON,A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LUKE LEA,JR., 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 25TH DAY OF SEPTEMBER, 1936.

(SEAL) GRACE DAWSON,
NOTARY PUBLIC.

COM.EX.OCT.17, 1939.

U.S.R.S. $5.00.
RECD OCT. IST, 1936 AT 3:37 P M