516

NUMBER 86976 RECORDED APRIL 27TH, 1937 MRS. PEARL EWING CLOUSE TO A. F. BUNTLY ET UX.

1025

27914 MARSHALL & BRUCE CO NASHVILLE

For and in consideration of the sum of $1250.00 ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 ($1250.00) DOLLARS CASH IN HAND PAID BY A. F. BUNTLEY AND WIFE CORINNE WILLIAMS BUNTLEY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED NOW, THEREFORE WE, MRS. PEARL EWING CLOUSE WIDOW, OF THOMAS F. CLOUSE AND EWING CLOUSE SOLE HEIRS OF THE ESTATE OF THOMAS F. CLOUSE THIS DAY ~~HAVE~~ HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A. F. BUNTLEY AND WIFE CORINNE WILLIAMS BUNTLEY THEIR HEIRS AND ASIGNS, A CERTAIN TRACT OR PARCEL OFLAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 43 AND 44 ON THE PLAN OF GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD AS OF RECORD IN BOOK 332, PAGE 99, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOTS NOS. 43 AND 44 FRONT 50 FEET EACH ON THE WESTERLY SIDE OF WESTWOOD DRIVE FORMERLY 7TH AVENUE SOUTH, EXTENDED AND RUN BACK BETWEEN PARALLEL LINES 170 FEET TO AND ALLEY LOT NO.44 RUNNING BACK WITH THE SOUTHERLY MARGIN OF WESTWOOD AVENUE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A. F. BUNTLEY AND WIFE CORINNE WILLIAMS BUNTLEY THEIR, heirs and assigns, forever, and WE do covenant with the said A. F. BUNTLEY AND WIFE CORINNE WILLIAMS BUNTLEY 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 MRS. PEARL EWING CLOUSE AND EWING CLOUSE do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said A. F. BUNTLEY AND WIFE CORINNE WILLIAMS BUNTLEY THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 26TH day of APRIL, 19 37

Witness:

MRS. PEARL EWING CLOUSE

EWING CLOUSE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. F. MILLER a Notary Public in and for said County and State, the within-named MRS. PEARL EWING CLOUSE AND EWING CLOUSE AN UNMARRIED MAN the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXX XXXXXXX of the said, having appeared before me privately and apart from XX 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 26TH day of APRIL, 19 37

Commission Expires 9 day of APRIL, 1939

(Seal.) C.F.MILLER, Notary Public.

U.S.R.S $1.50

RECEIVED APRIL 26TH, 1937 AT 11; 11 A.M.

NUMBER 86981 RECORDED APRIL 27TH, 1937 H.H. PHELPS ET UX, TO SADIE S. STARK,

517

1025

27914 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of ($4,265.00) FOUR THOUSAND TWO HUNDRED SIXTY FIVE & NO/100 DOLLARS CASH IN HAND PAID BY SADIE S. STARK THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H.H. PHELPS AND WIFE MAUD PHELPS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEYUNTO THE SAID SADIE S. STARK FOR HER SOLE AND SEPRATE FREE FROM THE CONTRACTS DEBTS OR LIABILITIES OF HER PRESENT OR FUTURE HUSBAND HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 6TH FORMERLY THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY TENN. DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE NOLENSVILLE TURNPIKE OPPOSITE THE CENTER OF A 40 FOOT ROAD, WHICH RUNS BETWEEN SUNRISE HEIGHTS SUBDIVISION THE PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 2, R.O.D.C. TENN. AND RADNOR PLACE SUBDIVISION OF RECORD RECORD IN BOOK 421, PAGE 58, R.O.D.C. TENNESSEE; RUNNING THENCE WITH THE CENTER OF SAID TURNPIKE SOUTH 25-3/4 DEGREES EAST 100 FEET THENCE SOUTH 64¼ DEGREES WEST 180 FEET TO A POINT; THENCE SOUTH 25 3/4 DEGREES EAST 10 FEET TO A STAKE AND AN ALLEY THENCE WITH THE NORTH MARGIN OF SAID ALLEY NORTH 87 DEGREES WEST 533 FEET TO A STAKE THE SOUTHEAST CORNER OF LOT SOLD TOJ.B. BEARDEN AND WIFE BY F. R. NOBLE AND WIFE BY DEED OF RECORD IN BOOK 446, PAGE 287, R.O.D.C. TENNESSEE THENCE WITH THEIR LINE NORTH 3 DEGREES EAST 175 FEET TO THE CENTER OF SAID ROAD, THENCE WITH THE CENTER OF SAID ROAD 87- 3/4 FEGREES EAST 630 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE UNDERSIGNED H.H. PHELPS AND WIFE MAUDE PHELPS ~~AND WIFE~~ BY DEED FROM HOWARD GARDNER TRUSTEE DATED OCTOBER, 1, 1932, AND RECORDED IN BOOK 913, PAGE 554 OF SAID REGISTER'S OFFICE.

PURCHASER ASSUME AND AGREE TO PAY ALL TAXES ASSESSED AGAINST THE WITHIN DESCRIBED PROPERTY FOR THEYEAR 1937.

(X) LIABILITIES OF HER PRESENT OR FUTURE HUSBAND HER

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SADIE S. STARK FOR HER SOLE AND SEPARATE USE FREE FROM THE CONTRACT DEBTS OR (X) heirs and assigns, forever, and WE, SADIE S. STARK, do covenant with the said 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 FOR TAXES FOR THE YEAR 1937 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

And WE, H.H.PHELPS AND WIFE MAUD PHLEPS do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said SADIE S. STARK HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 26 day of APRIL, 19 37

Witness:

H.H. PHELPS,

MAUD PHELPS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

XXXXX XXXXX wife 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 XX 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 26TH day of APRIL, 19 37

Commission Expires 6, day of JAN., 19 41

(Seal.) G.W. ALLEN Notary Public.

U.S.R.S $5.00

RECEIVED APRIL 26TH, 1937 AT 12; 10 P.M.