NUMBER 94032 RECORDED 14,1937 JOHN N.LOWRANCE ET UX TO L.V. YATES ET UX

1044

For and in consideration of the sum of FOUR THOUSAND ($4000.00) - - - - - DOLLARS IN CASH, TO US IN HAND PAID BY L.V. YATES AND WIFE, FERN BEATRICE YATES,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
WE JOHN N. LOWRANCE AND WIFE, LEOTA G. LOWRANCE, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID L.V. YATES AND WIFE, FERN BEATRICE YATES,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.2, WITH ALL IMPROVEMENTS THEREON, ON THE UNRECORDED MAP OF THE NASHVILLE TRUST COMPANY'S RE-SUBDIVISION OF LOT NO.1 ON THE PLAN OF A PART OF THE MORA SHARPE LANDS AS OF RECORD IN BOOK 547, PAGE 114, REGISTER'S OFFICE SAID COUNTY AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GREENFIELD AVENUE 20 FEET EAST OF THE COMMON CORNER OF LOTS NOS.1 AND 2 ON THE ORIGINAL PLAN;THENCE SOUTHWARDLY 200 FEET TO A POINT ON A DEAD LINE 6 FEET EAST OF THE COMMON CORNER OF LOTS NOS.1 AND 2 ON THE ORIGINAL PLAN;THENCE WESTERLY 43 FEET WITH SAID DEAD LINE TO A POINT 37 FEET WEST OF THE COMMON CORNER OF LOTS NOS.1 AND 2 ON THE MORA SHARPE PLAN;THENCE NORTH-EASTERLY 200 FEET TO THE SOUTHERLY MARGIN OF GREENFIELD AVENUE, WHICH POINT IS 50 FEET WEST OF THE COMMON CORNER OF LOTS NOS.1 AMD 2 AFORESAID;THENCE EASTWARDLY WITH THE MARGIN OF SAID AVENUE 70 FEET TO THE BEGINNING , WHICH POINT IS 20 FEET EAST OF THE COMMON CORNER OF LOTS NOS.1 AND 2 ON THE MARGIN OF SAID AVENUE, ON THE MORA SHARPE PLAN.
THE ABOVE LOT BEING A PART OF LOTS NOS.1 AND 2 OF THE MORA SHARPE LANDS,AND BEING NO.2 OF THE UNRECORDED PLAN OR MAP OF THE NASHVILLE TRUST COMPANY'S RE-SUBDIVISION AND CONVEYED TO US BY DEED FROM NASHVILLE TRUST COMPANY AS OF RECORD IN BOOK 1006 PAGE 293, R.O.D.C.TENN.
X lots Nos 1 and 2 and a 30 foot strip lying along the westerly side of Taxes for the year 1937 on the herein described property by and between the grantor and grantees as of even date herewith and assumed by the grantees

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said L.V. YATES AND WIFE, FERN BEATRICE YATES THEIR, heirs and assigns, forever, and WE do covenant with the said L.V. YATES AND WIFE FERN BEATRICE YATES 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, JOHN N.LOWRANCE AND WIFE, LEOTA G. LOWRANCE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said L.V. YATES AND WIFE FERN BEATRICE YATES, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand ON, this 3RD day of SEPTEMBER, 19 37.

Witness: JOHN N.LOWRANCE
LEOTA G. LOWRANCE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUTH F. WILLIAMS a Notary Public in and for said County and State, the within-named JOHN N.LOWRANCE AND WIFE, LEOTA G. LOWRANCE, the bargainor, 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 Nashville, Tennessee, this 3RD day of SEPT, 19 37.

Commission Expires 31 day of OCT, 19 39

(Seal.) RUTH F. WILLIAMS
Notary Public.

U.S.R.S. $4.00
REC'D SEPT 13,1937 AT 3:41 P.M.

CM

NUMBER 94098 RECORDED SEPT 16,1937 R.H. MCCULLOUGHT TO BESSIE MCG BAXENDALE

1044

For and in consideration of the sum of THIRTY FIVE HUNDRED DOLLARS FROM MY SISTER BESSIE MCCULLOUGH BAXENDALE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.
I,RAYMOND H.MCCULLOUCH HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BESSIE MCCULLOUCH BAXENDALE HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE,AS FOLLOWS: BEING PART OF LOT NO.106 (ONE HUNDRED AND SIX) ON THE MAP OF WAVERLY PLACE, NASHVILLE, TENN., OF RECORD IN BOOK 57, PAGE 95 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENN., AND DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF ACKLEN AVE., 120 4/10 FEET WESTERLY FROM THE WESTERLY MARGIN OF BEECH STREET;THENCE IN A SOUTHERLY DIRECTION 250 FEET MORE OR LESS, TO THE NORTHERN MARGIN OF AN ALLEY; THENCE IN A WESTERLY DIRECTION WITH THE NORTHERLY MARGIN OF SAID ALLEY, FORTY (40) FEET TO THE SOUTHEAST CORNER OF A LOT TRANSFERRED BY MRS. MAGGIE CALDWELL, A WIDOW, TO J.D. POPE AND OF RECORD IN BOOK 425 PAGE 196 R.O.D.C. AND TRANSFERRED BY THE SAID POPE TO THE PRESENT OWNER, MRS. MAMIE E. GARARD(PRIOR TO MARCH 5,1920) AND OF RECORD IN BOOK ___ PAGE ___ OF SAID REGISTERS OFFICE; EXTENDING THENCE IN A NORTHERLY DIRECTION 250 FEET MORE OR LESS TO THE SOUTHERN MARGIN OF ACKLEN AVE. NASHVILLE,TENN., AND THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF ACKLEN AVENUE FIFTY TWO (52) FEET TO THE POINT OF BEGINNING. THIS LOT HAVING THEREON A FRAME DWELLING HOUSE AT 821.ACKLEN AVE. NASHVILLE,TENNESSEE. THIS BEING THE SAME LOT DEEDED TO ME BY MAMIE E. AND F.M. GERARD MARCH 5, 1920 AND OF RECORD IN BOOK 545 PAGE 69 OF SAID REGISTERS OFFICE AND TRANSFERRED BY ME, RAYMOND H. MCCULLOCH, TO DOVIE T. MCCULLOCH MARCH 29, 1932 AND OF RECORD IN BOOK 882, PAGE NO.542 AND NOTED IN NOTE BOOK 42,PAGE 95, R.O.D.C. AND TRANSFERRED TO ME RAYMOND H. MCCULLOCH BY THE LAST WILL AND TESTAMENT OF MRS. DOVIE T. MCCULLOCH, PROBATED MAY 16,1936, DAVIDSON COUNTYCOURT, NASHVILLE, TENNESSEE. AND I HEREBY CONVEY UNTO THE CONVEYEE HEREIN THE SAME EASEMENT OR RIGHT OF INGRESS AND EGRESS OVER THE DRIVE-WAY ON THE LOT NEXT WEST OF THIS LOT 106, THAT WAS CONVEYED AND ASSURED TO ME IN SAID DEED TO ME OF MARCH 5, 1920; IT BEING THE RIGHT TO GO IN AND COME OUT ON THE DRIVEWAY ON SAID NEXT LOT WESTERLY AS FAR BACK OR SOUTH AS THE REAR OF THE HOUSE ON SAID LOT NEXT WEST OF THIS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BESSIE MCCULLOCH BAXENDALE, HER, heirs and assigns, forever, and I do covenant with the said BESSIE MCCULLOCH BAXENDALE 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 heirs and representatives, to warrant and forever defend the title to said land to the said BESSIE MCCULLOCH BAXENDALE, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14 day of SEPT, 19 37.

Witness: RAYMOND H. MCCULLOCH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.H. PARKER a Notary Public in and for said County and State, the within-named RAYMOND H.MCCULLOUGH AN UNMARRIED MAN the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 Nashville, Tennessee, this 14 day of SEPT, 19 37.

Commission Expires ~~day of~~ 1/8/40, ~~19~~

(Seal.) E.H. PARKER
Notary Public.

U.S.R.S. $3.50
REC'D SEPT 14,1937 AT 3:20 P.M.