NUMBER 7644

AGNES D.ECKHARDT, TO 1046 HERBERT A.PHILLIPS ET UX.

RECORDED OCT. 21, 1938.

For and in consideration of the sum of FIVE ($5.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS PAID BY HERBERT A.PHILLIPS AND WIFE, MATTIE C.PHILLIPS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF 1938 TAXES, (STATE AND COUNTY) ON THE WITHIN PROPERTY,

I, AGNES D.ECKHARDT, UNMARRIED, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HERBERT A.PHILLIPS AND WIFE, MATTIE C.PHILLIPS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO.311 OF BLOCK 13, CHARLOTTE PARK COMPANY'S FIRST ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 103, REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ELKINS AVE., FORMERLY SECOND AVENUE AND 45TH AVENUE, NORTH, FORMERLY FOURTH STREET, AND RUNNING THENCE EASTWARDLY 40 FEET ALONG THE NORTHERN MARGIN OF SAID ELKINS AVENUE; THENCE AT RIGHT ANGLES NORTHWARDLY AND PARALLEL WITH 45TH AVENUE 150 FEET TO THE SOUTH MARGIN OF AN ALLEY; THENCE WESTWARDLY ALONG THE SOUTHERN MARGIN OF SAID ALLEY 40 FEET TO THE EAST MARGIN OF 45TH AVENUE; THENCE SOUTHWARDLY ALONG THE EAST MARGIN OF SAID 45TH AVENUE, 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AGNES D.ECKHARDT BY DEED OF M.J.KEELE ET UX, OF RECORD IN BOOK 1031, PAGE 669, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,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 HERBERT A.PHILLIPS, AND WIFE, MATTIE C.PHILLIPS, THEIR, heirs and assigns, forever, and I do covenant with the said HERBERT A.PHILLIPS AND WIFE, MATTIE C.PHILLIPS, 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, AGNES D.ECKHARDT, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said HERBERT A.PHILLIPS, AND WIFE, MATTIE C.PHILLIPS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 12TH day of OCTOBER, 1938.

~~Witness:~~ AGNES D.ECKHARDT.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B.TUCKER, a Notary Public in and for said County and State, the within-named AGNES D.ECKHARDT, UNMARRIED, 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 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 13" day of OCTOBER, 1938.

Commission Expires 9 day of OCT. 1939. (Seal.) C.B.TUCKER, Notary Public.

U.S.R.S. $2.50.

RECD OCT. 20, 1938 AT 3:23 P M

MM

NUMBER 7682

G.E.MARSH ET UX., TO 1046 BOW W.MARTIN, EUX.

RECORDED OCT. 22, 1938.

For and in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS RECEIPT OF WHICH IS HEREBY ACKOWLEDGED, BY G.E.MARSH AND WIFE, DORA MARSH, FROM BOW W.MARTIN AND WIFE, GOLDIE E.MARTIN,

WE, G.E. MARSH AND WIFE, DORA MARSH, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BOW W. MARTIN AND WIFE, GOLDIE E.MARTIN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE WESTERLY FIFTY (50) FEET OF LOT EIGHTY TWO (82) ON THE PLAN OF WEST END ANNEX AS OF RECORD IN BOOK 332, PAGE 61, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY,TENN., FRONTING 50 FEET ON THE SOUTHERLY SIDE OF UTAH AVENUE FORMERLY 7TH STREET IN WEST NASHVILLE TENN, AND RUNNING BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF FORTY FIRST AVENUE NORTH, FORMERLY SYLVAN STREET, 163.3 FEET TO AN ALLEY; THIS BEING PART OF SAID LOT 82 DEEDED TO US BY DEED OF LOTTA B. HAYS AS PER DEED OF RECORD IN BOOK 879 PAGE 242, OF THE SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BOW W. MARTIN AND WIFE GLODIE E.MARTIN THEIR, heirs and assigns, forever, and WE, do covenant with the said MARTIN AND WIFE 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 G. E. MARSH AND WIFE DORA MARSH do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARTIN AND WIFE GOLDIE E. MARTIN THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19 day of OCTOBER 1938

Witness: G.E. MARSHN

DORA MARSH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F.R. PEGRAM a Notary Public in and for said County and State, the within-named G.E. MARSH AND WIFE DORA MARSH the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~And~~ - 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 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 19 day of OCTOBER, 1938

Commission Expires 7 day of APRIL, 1940 (Seal.) F.R. PEGRAM Notary Public.

U.S.R.S $.50¢

RECD OCT.21ST, 1938 AT 12; 21 P.M.