HOLC Form 652-2, TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Property Management No.

For and in Consideration of the Sum of THREE THOUSAND SEVEN HUNDRED AND FIFTY **DOLLARS,** $3,750.00)/ DOLLARS $750.00, of which has been paid in cash and the remainder, $3,000.00, with interest at five per cent per annum from MARCH 19TH, 19 38, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

TWENTY-THREE AND 73/100 ($23.73)DOLLARS ON THE 19TH DAY OF EACH AND EVERY MONTH BEGINNING APRIL 19TH 1933 AND CONTINUING UNTIL MARCH 19TH, 1953, ON WHICH LAST MENTIONED DATE ALL UNPAID BALANCES OF SAID PRINCIPAL, TOGETHER WITH INTEREST THEREON AS AFORESAID, SHALL BE DUE AND PAYABLE IN ANY EVENT,

The HOME OWNERS' LOAN CORPORATION, of Washington, D. C., a corporate instrumentality of the United States of America, through its duly authorized representative, has bargained and sold, and by these presents, does transfer and convey unto LEONARD R. GRIMES AND WIFE, IRENE C. GRIMES, hereinafter referred to as "Purchaser," THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY,TENNESSEE,BEING THE NORTHEAST PART OF BLOCK 18, ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY,DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF DAKOTA AVENUE,FORMERLY 4TH AVENUE,AND 50TH AVENUE, NORTH, FORMERLY 9TH STREET;THENCE WITH THE SOUTHERLY MARGIN OF DAKOTA AVENUE WESTWARDLY ONE HUNDRED AND TEN (110) FEET;THENCE SOUTHWARDLY ONE HUNDRED AND FIFTY (150) FEET TO THE NORTHERLY MARGIN OF AN ALLEY;THENCE WITH SAID ALLEY EASTWARDLY ONE HUNDRED AND TEN (110)FEET TO THE WESTERLY MARGIN OF 50TH AVENUE ,NORTH,THENCE WITH SAID AVENUE NORTHWARDLY ONE HUNDRED AND FIFTY (150) FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO C.J. GELDRICH AND WIFE, MARY GELDRICH,BY DEED FROM BARNEY LEVITAN AND WIFE OF RECORD IN BOOK 731, PAGE 74, SAID REGISTER'S OFFICE, AND ACQUIRED BY THE HOME OWNERS' LOAN CORPORATION BY DEED OF DALE BEVAN,TRUSTEE, OF RECORD IN BOOK 1072, PAGE 153 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said grantees have executed a contemporaneous deed of trust to JOSEPH W. BYRNS, JR, Trustee, of even date herewith, upon the property herein described, to which deed of trust reference is here made for its terms and conditions. A release or discharge of the vendor's lien by the owner and holder of the debt hereby secured will operate as a release or discharge of the trust deed aforesaid and a proper release or discharge of the trust deed will operate as a release or discharge of the vendor's lien herein retained.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Purchaser, THEIR heirs and assigns, forever.

And the HOME OWNERS' LOAN CORPORATION, as aforesaid, does covenant with the said Purchaser that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and that the same is unencumbered, except NASHVILLE, CITY,TENNESSEE AND DAVIDSON COUNTY TAXES FOR THE YEAR 1939, WHICH SAID PURCHASERS ASSUME AND AGREE TO PAY.
to all of which this conveyance is made subject.

And the HOME OWNERS' LOAN CORPORATION, as aforesaid, does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the said land to the said Purchaser, THEIR heirs, representatives and assigns, against the lawful claims of all persons whomsoever except as aforesaid, and except as to all reservations, restrictive covenants, easements and limitations of record upon the use of the said property, or any taxes which might remain unpaid on the property at the time of this conveyance.

In Witness Whereof, the HOME OWNERS' LOAN CORPORATION, as aforesaid, has caused its corporate name to be hereto signed and its common seal affixed by an officer duly authorized so to act.

Signed and dated at Nashville, in the State of Tennessee, this, the 19TH day of MCH, 193 8.

(SEAL) HOME OWNERS' LOAN CORPORATION,

By JOSEPH W. BYRNS, JR

Title STATE COUNSEL

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ELIZABETH N.SPICER, a Notary Public in and for the State and County aforesaid, personally appeared JOSEPH W. BYRNS, JR, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the STATE COUNSEL of the HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, the within named bargainor, and that he as such STATE COUNSEL, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as ~~XXXXXXXXX~~ SUCH STATE COUNSEL.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of MARCH, 193 8.

(SEAL) ELIZABETH N.SPICER, NOTARY PUBLIC.

My commission expires 7 DAY OF APRIL 1940.

REC'D MCH 23,1938 AT 1:30 P.M.

HOLC Form 652-2, TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Property Management No.

For and in Consideration of the Sum of TWO THOUSAND EIGHT HUNDRED & FIFTY & NO/100 DOLLARS, $285.00, of which has been paid in cash and the remainder, $2565.00, with interest at five per cent per annum from MARCH 28, 19 38, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

ONE PAYMENT IN THE SUM OF $20.29 DUE ON THE 28TH DAY OF APRIL,1938 AND A PAYMENT OF LIKE AMOUNT BEING DUE ON THE 28TH DAY OF EACH AND EVERY SUCCEEDING MONTH ,THE LAST PAYMENT BEING DUE AND PAYABLE ON THE 28TH DAY OF MARCH,1953, AT WHICH TIME ANY UNPAID BALANCE OF PRINCIPAL AND INTEREST BEING DUE AND PAYABLE ON SAID DATE, THE ABOVE PAYMENTS INCLUDE PRINCIPAL AND INTEREST.

The HOME OWNERS' LOAN CORPORATION, of Washington, D. C., a corporate instrumentality of the United States of America, through its duly authorized representative, has bargained and sold, and by these presents, does transfer and convey unto RAYMOND H. MORRIS AND WIFE, NORA WELLS MORRIS, hereinafter referred to as "Purchaser," THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY,TENNESSEE, AS FOLLOWS:
FIRST TRACT: BEING LOTS NOS.24 AND 25 ON THE PLAN OF PETWAY'S SUBDIVISION OF LOT NO.7 ON THE HOBSON PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 42, CHANCERY COURT AT NASHVILLE.
SAID LOT NO.24 FRONTS 50 FEET ON THE NORTHERLY SIDE OF PETWAY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 248 FEET MORE OR LESS TO AN ALLEY.
SAID LOT NO.25 FRONTS 50 FEET ON THE NORTHERLY SIDE OF PETWAY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 248 FEET MORE OR LESS, TO AN ALLEY.
SECOND TRACT; LOT NO.28 AND PARTS OF LOTS NOS.29 AND 30 ON THE PLAN OF JAMES BURNS SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 40 REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF MANILLA AVENUE AT THE CORNER OF LOTS NOS.27 AND 28;THENCE EASTWARDLY WITH THE LINE BETWEEN SAID TWO LOTS 167 FEET TO THE WESTERLY MARGIN OF AN ALLEY;THENCE SOUTHWARDLY WITH THE WESTERLY MARGIN OF SAID ALLEY 166.5 FEET TO THE NORTHERN MARGIN OF ANOTHER ALLEY;THENCE WESTWARDLY ALONG THE NORTHERN MARGIN OF SAID LAST MENTIONED ADDEY 187 FEET; THENCE NORTHWARDLY IN A STRAIGHT LINE 117 FEET TO A POINT IN THE EASTERLY MARGIN OF MANILLA AVENUE AT THE CORNER OF LOTS NOS.28 AND 29; THENCE NORTHWARDLY ALONG THE EASTERLY MARGIN OF MANILLA AVENUE 54 FEET MORE OR LESS, TO ITS BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORP BY ANDREW LAWSON DAVIS, SUBSTITUTE TRUSTEE, RECORDED IN BOOK 998 PAGE 320 REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said grantees have executed a contemporaneous deed of trust to JOSEPH W.BYRNS, JR, Trustee, of even date herewith, upon the property herein described, to which deed of trust reference is here made for its terms and conditions. A release or discharge of the vendor's lien by the owner and holder of the debt hereby secured will operate as a release or discharge of the trust deed aforesaid and a proper release or discharge of the trust deed will operate as a release or discharge of the vendor's lien herein retained.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Purchaser, THEIR heirs and assigns, forever.

And the HOME OWNERS' LOAN CORPORATION, as aforesaid, does covenant with the said Purchaser that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and that the same is unencumbered, except TAXES FOR THE YEAR 1938 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE PURCHASERS.
to all of which this conveyance is made subject.

And the HOME OWNERS' LOAN CORPORATION, as aforesaid, does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the said land to the said Purchaser, THEIR heirs, representatives and assigns, against the lawful claims of all persons whomsoever except as aforesaid, and except as to all reservations, restrictive covenants, easements and limitations of record upon the use of the said property, or any taxes which might remain unpaid on the property at the time of this conveyance.

In Witness Whereof, the HOME OWNERS' LOAN CORPORATION, as aforesaid, has caused its corporate name to be hereto signed and its common seal affixed by an officer duly authorized so to act.

Signed and dated at Nashville, in the State of Tennessee, this, the 28 day of MARCH, 193 8.

(SEAL) HOME OWNERS' LOAN CORPORATION,

By JOSEPH BYRNS, JR

Title STATE COUNSEL FOR TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ROY A. MILES, a Notary Public in and for the State and County aforesaid, personally appeared JOSEPH W. BYRNS JR, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the STATE COUNSEL FOR TENNESSEE of the HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, the within named bargainor, and that he as such STATE COUNSEL FOR TENNESSEE, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as STATE COUNSEL FOR TENNESSEE.

Witness my hand and seal at office in Nashville, Tennessee, this 28TH day of MARCH, 193 8.

(SEAL) ROY A. MILES, NOTARY PUBLIC.

My commission expires 16 DAY OF MAY 1940.

REC'D MCH 28,1938 AT 2:36 P.M.