128 NUMBER 19563 RECORDED JUNE 12, 1939

HOME OWNERS' LOAN CORP
TO
ROOSEVELT EDMONDSON, ET UX

1084

HOLC Form 552-2, TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Property Management No. A-493

For and in Consideration of the Sum of ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS, $ 120.00, of which has been paid in cash and the remainder, $ 1080.00, with interest at five per cent per annum from —, 19 39, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

IN MONTHLY INSTALLMENTS OF $11.46 EACH, BEGINNING ONE CALENDAR MONTH AFTER THE DATE FROM WHICH INTEREST IS PAYABLE AS ABOVE STATED, AND CONTINUING FOR A PERIOD OF TEN YEARS THEREAFTER OR UNTIL THE ENTIRE BALANCE, WITH INTEREST AS AFORESAID, IS PAID IN FULL.

AND IN FURTHER CONSIDERATION THAT PURCHASER MAKE OR CAUSE TO BE MADE UPON THE PROPERTY HEREIN CONVEYED CERTAIN REPAIRS OR IMPROVEMENTS AS SPECIFIED IN HIS WRITTEN OFFER TO PURCHASE DATED THE 19TH DAY OF MAY 1939, SAME BEING FILED WITH GRANTOR AND AVAILABLE FOR EXAMINATION BY SUCH PERSONS AS EXHIBIT THE PROPER INTEREST THEREIN.

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 ROOSEVELT EDMONDSON AND GRACIE GILBERT EDMONDSON (WIFE), 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, TENN. BEING LOT NO. 8 ON THE MAP OF LONG AND ASHWORTH'S SUBDIVISION OF LOT NO. 35, BOYD MCNAIRY PLAN, AS OF RECORD IN BOOK 57, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT #8 FRONTS 58 FEET 6 INCHES ON THE SOUTHERLY SIDE OF JEFFERSON STREET, AND RUNS BACK BETWEEN LINES 170 FEET TO AN ALLEY AND SHOWS 58 FEET 7 INCHES ON SAID ALLEY. BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED OF CHARLES L. CORNELIUS, SUBSTITUTE TRUSTEE, DATED DECEMBER 8TH, 1938, AND OF RECORD IN BOOK 1049, PAGE 560, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(X) COVENANTS, EASEMENTS, RESTRICTIONS AND CONDIT ONS OF RECORD AGAINST THE PRPERTY HEREIN DESCRIBED; ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW; AND THE LIENS OF ALL TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND OF ANY INSTALLMENTS OF ASSESSMENTS PAYABLE ON OR AFTER THE DATE HEREOF, THE PAYMENT OF SUCH TAXES AND ASSESSMENTS BEING HEREBY ASSUMED BY PURCHASER.

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 DALE BEVAN, 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 .....

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, THIER 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~~ SEE X ABOVE.

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 6TH day of JUNE, 1939.

(SEAL) HOME OWNERS' LOAN CORPORATION,

By F. B. EMMERLING

Title STATE MANAGER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ELIZABETH N. SPICER, a Notary Public in and for the State and County aforesaid, personally appeared F. B. EMMERLING, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the STATE MANAGER 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 MANAGER, 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 MANAGER.

Witness my hand and seal at office in Nashville, Tennessee, this 6 day of JUNE, 1939.

(SEAL) ELIZABETH N. SPICER, NOTARY PUBLIC.

My commission expires THE 7 DAY OF APRIL 1940.

REC'D JUNE 10,,193 AT 10;15 A.M.
TP

129

NUMBER 19778 RECORDED JUNE 15, 1939

HOME OWNERS' LOAN CORP
TO
H. B. HAWKINS, ET UX

1084

HOLC Form 552-2 TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Property Management No. A-40

For and in Consideration of the Sum of TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, $ 250.00, of which has been paid in cash and the remainder, $ 2250.00, with interest at five per cent per annum from JUNE 13TH, 19 39, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

IN MONTHLY INSTALLMENTS OF $17.80 EACH, BEGINNING ONE CALENDAR MONTH AFTER THE DATE FROM WHICH INTEREST IS PAYABLE AS ABOVE STATED, AND CONTINUING FOR A PERIOD OF FIFTEEN YEARS THEREAFTER OR UNTIL THE ENTIRE BALANCE, WITH INTEREST AS AFORESAID, IS PAID IN FULL.

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 H. B. HAWKINS AND ANNIE JULIA HAWKINS (WIFE), 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, TENN. BEING LOT #4 ON THE MAP OF THE RICHLAND REALTY COMPANY'S SUBDIVISION OF LOTS NOS. 328, 329 AND 356 ON WEST LAWN SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 79 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN

SAID LOT NO. 4 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MINNESOTA AVE. FORMERLY THE MURPHY ROAD, AND RUNS BACK 183 FEET ON THE EAST LINE AND 205-5 FEET ON THE WEST LINE, TO AN ALLEY AND SHOWS 55 FEET ON SAID ALLEY. BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED OF EDWIN E. CARLSON SUBSTITUTE TRUSTEE, DATED APRIL 13TH, 1936, AND OF RECORD IN BOOK 1001, PAGE 38 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COVENANTS, EASEMENTS
(X) RESTRICTIONS AND CONDITIONS OF RECORD AGAINST THE PROPERTY HEREIN DESCRIBED; ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW; AND THE LIENS OF ALL TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND OF ANY INSTALLMENTS OF ASSESSMENTS PAYABLE ON OR AFTER THE DATE HEREOF, THE PAYMENT OF SUCH TAXES AND ASSESSMENTS BEING HEREBY ASSUMED BY PURCHASER.

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 ELBERT EUGENE RUSSELL, 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 .....

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~~ SEE X ABOVE.

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 7TH day of JUNE, 1939.

(SEAL) HOME OWNERS' LOAN CORPORATION,

By F. B. EMMERLING

Title STATE MANAGER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ELIZABETH N. SPICER, a Notary Public in and for the State and County aforesaid, personally appeared F. B. EMMERLING, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the STATE MANAGER 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 MANAGER, 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 MANAGER.

Witness my hand and seal at office in Nashville, Tennessee, this 7 day of JUNE, 1939.

(SEAL) ELIZABETH N. SPICER, NOTARY PUBLIC.

My commission expires THE 7 DAY OF APRIL 1940.

Read June 14th 1939 at 3:15 PM