HOLC Form 682-2, TENNESSEE Warranty Deed (Vendor's lien retained) Approved 10-28-37

(CASH DEED)

Book No. 1084

Property Management No. A-377

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

CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SOME OWNERS' LOAN CORPORATION, OF WASHINGTON,D.C.,A CORPORATE INSTRUMENTALITY OF THE UNITED STATE OF AMERICA,THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS, DOES TRANSFER AND CONVEY UNTO ANNIE MAI CRUMP(A WIDOW) HEREINAFTER REFERRED TO AS "PURCHASER", HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN NASHVICLE,DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING THE SOUTHERLY 20 FEET OF LOT NO.20 AND THE NORTHERLY 20 FEET OF LOT NO.21 ON THE PLAN OF A. ROTH'S SUBDIVISION OF LOT NO.22 OF THE BOYD MCNAIRY ADDITION, AS OF RECORD IN BOOK 57 PAGE 147, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE; SAID PARTS OF LOTS NOS.20 AND 21 FRONT TOGETHER 40 FEET ON THE WESTERLY SIDE OF 27TH AVENUE, NORTH, AND RUN BACK BETWEEN PARALLEL 116 FEET TO AN ALLEY; AND BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED FROM THOMAS G. WATKINS SUBSTITUTE TRUSTEE; DATED SEPTEMBER 14, 1937, AND RECORDED IN BOOK 1049, PAGE 58, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

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 , hereinafter referred to as "Purchaser," heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 , 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, 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 covenants, easements, 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.

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 21ST day of APRIL May, 1940.

(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 21ST day of MAY, 1940.

(SEAL) ELIZABETH N.SPICER, NOTARY PUBLIC.

My commission expires 6TH DAY OF APRIL 1944.

REC'D MAY 24,1940 AT 2:35 P.M.

HOLC Form 682-2, TENNESSEE Warranty Deed (Vendor's lien retained) Approved 10-28-37

Book No. 1084

Property Management No. A-573

For and in Consideration of the Sum of FORTY-SEVEN HUNDRED FIFTY AND NO/100 DOLLARS, $1000.00, of which has been paid in cash and the remainder, $3750.00, with interest at FOUR AND ONE-HALF per cent per annum from MAY 24, 1940, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

IN MONTHLY INSTALLMENTS OF $28.69 EACH, BEGINNING ONE CALENDAR MONTH AFTER THE DATE FROM WHICH INTEREST BEGINS TO ACCRUE AS ABOVE STATED, AND CONTINUING FOR A PERIOD OF 15 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 MRS.MAGGIE EVANS (WIDOW), hereinafter referred to as "Purchaser," HER heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

NASHVILLE,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.3 ON THE PLAN OF SUBDIVISION OF LOT NO.23 IN O.B.HAYES' PLAN OF LARGE LOTS, CALLED "ROKEBY", AS OF RECORD IN BOOK 204, PAGE 207, REGISTERS OFFICE FOR SAID COUNTY; SAID LOT NO.3 FRONTS 50 FEET ON THE WESTERLY SIDE OF 16TH AVENUE, SOUTH, FORMERLY BELMONT AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 153-3/4 FEET TO AN ALLEY; AND BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED FROM ANDREW LAWSON DAVIS, SUBSTITUTE TRUSTEE, DATED JANUARY 12, 1940, AND RECORDED IN BOOK 1117, PAGE 320, OF THE REGISTERS 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 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, HER 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, HER heirs, representatives and assigns, against the lawful claims of all persons whomsoever except as aforesaid, and except as to all covenants, easements, 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.

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 20TH day of MAY, 1940.

(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 20TH day of MAY, 1940.

(SEAL) ELIZABETH N.SPICER, NOTARY PUBLIC.

My commission expires APRIL 6TH, 1944.

RECD MAY 25, 1940 AT 11:27 A.M.