HOLC Form 602-2, TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Book No. 1084

Property Management No. A-9

For and in Consideration of the Sum of THIRTY-FOUR HUNDRED FIFTY AND NO/100 DOLLARS, $345.00, of which has been paid in cash and the remainder, $3105.00, with interest at five per cent per annum from OCTOBER 18, 1940, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

IN MONTHLY INSTALLMENTS OF $23.76 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. ERA HOOVER (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,

BEING THE EASTERLY 50 FEET OF THE WESTERLY 100 FEET OF LOT NO. 1 ON THE PLAN OF THE O'DONNELL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 37, CHANCERY COURT AT NASHVILLE; SAID PART OF LOT NO. 1 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 189.29 FEET, MORE OR LESS, 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 8, 1936, AND RECORDED IN BOOK 980, PAGE 633, 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 ANDREW LAWSON DAVIS, 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 9TH day of OCTOBER, 1940

(SEAL) HOME OWNERS' LOAN CORPORATION,

By F. B. EMMERLING,

Title STATE MANAGER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ALMA EMBRY, 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 9TH day of OCTOBER, 1940

(SEAL) ALMA EMBRY, NOTARY PUBLIC.

My commission expires THE 12TH DAY OF OCTOBER, 1941.

U.S.R.S. $3.85

RECEIVED OCT. 21, 1940, AT 3:12 P.M.

HOLC Form 602-2, TENNESSEE Warranty Deed (vendor's lien retained) Approved 10-28-37

Book No. 1084

Property Management No. -

For and in Consideration of the Sum of TWENTY-SEVEN HUNDRED FIFTY AND NO/100 DOLLARS, $290.34, of which has been paid in cash and the remainder, $2459.66, with interest at five per cent per annum from SEPTEMBER 23, 1940, being payable as evidenced by purchaser's promissory note of even date herewith, in the following manner, to-wit:

IN MONTHLY INSTALLMENTS OF $27.50 EACH, BEGINNING ONE CALENDAR MONTH AFTER THE DATE FROM WHICH INTEREST BEGINS TO ACCRUE AS ABOVE STATED, AND CONTINUING FOR A PERIOD OF 9 YEARS AND 4 MONTHS 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 MILDRED THOMPSON LILLARD AND HUSBAND, WILLIAM A. LILLARD, 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:

NASHVILLE,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 321 ON THE MAP OF THE RICHLAND REALTY COMPANY'S FIRST ADDITION TO SUBDIVISION "B", A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY; SAID LOT NO. 321 FRONTS 50 FEET ON THE WESTERLY SIDE OF BOWLING AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY; AND BEING THE SAME PROPERTY CONVEYED TO THE HOME OWNERS' LOAN CORPORATION BY TRUSTEE'S DEED FROM AUBREY P. OTTARSON, JR., SUBSTITUTE TRUSTEE, DATED JULY 6, 1937, AND RECORDED IN BOOK 1027, PAGE 342, 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 AUBREY P. OTTARSON, 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

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 10TH day of OCTOBER, 1940

(SEAL) HOME OWNERS' LOAN CORPORATION,

By F. B. EMMERLING

Title STATE MANAGER

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, ALICE BREW, 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 10TH day of OCTOBER, 1940

(SEAL) ALICE BREW, NOTARY PUBLIC.

My commission expires THE 9TH DAY OF OCTOBER, 1941.

U.S.R.S. $3.30

RECEIVED OCT. 22, 1940, AT 12:46 P.M.