MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of ($3600.00) THIRTY SIX HUNDRED AND NO/100 DOLLARS, OF WHICH THE SUM OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00) HAS BEEN PAID IN CASH BY C. H. SMART AND WIFE, ERMAL MCCORD SMART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF SAID CONSIDERATION AMOUNTING TO THIRTY ONE HUNDRED AND NO/100 DOLLARS ($3100.00)THE SAID C. H. SMART AND WIFE, ERMAL MCCORD SMART, ASSUME AND AGREE TO PAY THE UNPAID BALANCE OF A FIRST MORTGAGE LOAN FOR SAID SUM AS OF SEPTEMBER 1, 1938, SAID LOAN BEING ON THE FEDERAL HOUSING ADMINISTRATION PLAN AND BEING FULLY DESCRIBED IN AND SECURED BY A DEED OF TRUST TO CHAS. F. LOVELL, TRUSTEE, OF RECORD IN BOOK 1047, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE; SAID LOAN BEING ON A MONTHLY PAYMENT PLAN AND THE GRANTOR HEREIN AGREES TO MAKE ALL PAYMENTS THAT MATURE TO AND INCLUDING SEPTEMBER 1, 1938, AND THE SAID C. H. SMART AND WIFE, ERMAL MCCORD SMART, ASSUME AND AGREE TO PAY THE INSTALLMENT DUE OCTOBER 1, 1938, AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH ALL OF THE OBLIGATIONS IMPOSED BY THE TERMS AND CONDITIONS OF SAID DEED OF TRUST.

I, E. M. MURPHY, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THESAID C. H. SMART AND WIFE, ERMAL MCCORD SMART, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 74 ON THE MAP OF SPRINGDALE SUBDIVISION AS OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 74 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 162.7 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 79.

BEING PART OF THE PROPERTY CONVEYED TO E. M. MURPHY BY DEED FROM FLETCHER HOOVER, TRUSTEE, OF RECORD IN BOOK 1020, PAGE 137, 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 C. H. SMART AND WIFE, ERMAL MCCORD SMART, THEIR, heirs and assigns, forever, and I do covenant with the said C. H. SMART AND WIFE, ERMAL MCCORD SMART, 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,
EXCEPT AS HEREINBEFORE SET OUT; RESTRICTIVE COVENANTS CONTAINED IN DEED OF RECORD IN BOOK 1023, PAGE 31, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND TAXES FOR THE YEAR 1938 WHICH ARE TO BE PRORATED.

And I, E. M. MURPHY, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said C. H. SMART AND WIFE, ERMAL MCCORD SMART, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22ND day of AUGUST, 1938.

~~Witness~~

E. M. MURPHY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARVIN K. BARRY, a Notary Public in and for said County and State, the within-named E. M. MURPHY, UNMARRIED, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 X 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 23 day of AUGUST, 1938
Commission Expires 7 day of JAN., 1942 (Seal.) MARVIN K. BARRY, Notary Public.

U.S.R.S. $0.50.
RECEIVED AUG. 23, 1938, AT 1:25 P.M.
FH

MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of FOUR HUNDRED ($400.00) AND NO/100 DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LULA BRADBURN AND FRANKIE LUCILLE WILKES HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. H. POTTER AND WIFE, RUTH POTTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 4 OF BLOCK "B" ON THE MAP OF A SUBDIVISION OF BELLE FOREST NO. 2 AS OF RECORD IN BOOK 843, PAGE 94 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY SIDE OF SCOTT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LULA BRADBURN AND FRANKIE LUCILLE WILKES BY DEED FROM L. A. WARREN AND WIFE, OF RECORD IN BOOK 1077, PAGE 300, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY H. A. CHRISTENSEN DATED APRIL 20, 1935, OF RECORD IN BOOK 966, PAGE 497, 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 W. H. POTTER AND WIFE, RUTH POTTER, THEIR, heirs and assigns, forever, and WE do covenant with the said W. H. POTTER AND WIFE, RUTH POTTER 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. H. POTTER AND WIFE, RUTH POTTER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR handS, this 30TH day of JUNE, 1938.

~~Witness~~

LULA BRADBURN
FRANKIE LUCILLE WILKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUTH F. WILLIAMS, a Notary Public in and for said County and State, the within-named LULA BRADBURN AND FRANKIE LUCILLE WILKES, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY 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 30TH day of JUNE, 1938
Commission Expires 31 day of OCT., 1939 (Seal.) RUTH F. WILLIAMS, Notary Public.

U.S.R.S. $0.50.

RECEIVED AUG. 24, 1938, AT 11:50 A.M.