NUMBER 12260 RECORDED JANUARY 24TH,1939 HARRY J. LOVELACE ET UX, TO F. A. RALSTON ET UX,

1109

42562 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of TWO HUNDRED SIXTY SEVEN AND NO/100 ($267.00) DOLLARS CASH IN HAND TO US PAID BY F. A. RALSTON AND WIFE MARY RALSTON, RECEIPT OF WHICH AMOUNT IS HEREBY ACKNOWLEDGED,

NOTE: THE PURCHASERS ASSUME AND AGREE TO PAY ALL UNPAID TAXES ASSESSED AGAINST THE PROPERTY HEREIN CONVEYED.

WE, HARRY J.LOVELACE AND WIFE BESSIE LOVELACE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID F.A. RALSTON AND WIFE MARY RALSTON THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOTS NOS. 606 AND 608 OF BLOCK 104, IN PLAN NO. 1 WEST NASHVILLE AS OF RECORD IN BOOK 57, PAGE 74 AND 75 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOTS NOS. 606 AND 608 ADJOIN AND FRONT TOGETHER 50 FEET ON THE SOUTH SIDE OF ILLINOIS AVENUE AND EXTEND BACK SOUTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY SHOWING 50 FEET ON SAID ALLEY AND BEING THE SAME PROPERTY CONVEYED TO HARRY J. LOVELACE AND WIFE. BESSIE LOVELACE BY DEED FROM IDELLA MOORE WIDOW OF W. M. MOORE, DATED SEPTEMBER 22, 1937 AND RECORDED IN BOOK 1044, PAGE 518 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TO WHICH REFERENCE IS HERE MADE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said F. A. RALSTON AND WIFE MARY RALSTON THEIR, , heirs and assigns, forever, and WE do covenant with the said F. A. RALSTON AND WIFE MARY RALSTON 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, EXCEPT BY TAXES WHICH PURCHASERS HAS ASSUMED AND AGREE TO PAY

And WE HARRY J. LOVELACE AND WIFE BESSIE LOVELACE do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said F.A.RALSTON AND WIFE MARY RALSTON THEIR, , heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18TH day of JANUARY 1939

Witness: HARRY J.LOVELACE,

BESSIE LOVELACE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE V. STEPHENS a Notary Public in and for said County and State, the within-named HARRY J. LOVELACX AND WIFE BESSIE LOVELACE, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And - wife of the said , having appeared before me privately and apart from husband, the said 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 18TH day of JANUARY, 19 39

Commission Expires OCTOBER 17, 1939 (Seal.) LOUISE V. STEPHENS, Notary Public.

U. S. R. S. $.50¢

RECEIVED JANUARY 24TH,1939 AT 11;55

NUMBER 12339 RECORDED JANUARY 25TH,1939 LOTTA HAYS ET ALS TO CHARLOTTE LEE SANDERS ET ALS,

1109

42562 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the ~~sum of~~ LOVE AND AFFECTIONS WE HAVE AND BEAR FOR CHARLOTTE LEE SANDERS, GERALDINE SANDERS, AND E. FORREST SANDERS, WE THE UNDERSIGNED LOTTA HAYS A WIDOW, AND NELLIE M. SANDERS, BEING JOINED HEREIN BY HER HUSBAND CHARLES L. SANDERS, ALL OF NASHVILLE , DAVIDSON COUNTY TENNESSEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLOTTE LEE SANDERS, GERALDINE SANDERS, AND E. FORREST SANDERS, THEIRS HEIRS AND ASSIGNS ALL OUR RIGHTS TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

THE NORTHERLY 46 FEET OF THE SOUTHERLY 60 FEET OF LOT NO.10 ON THE PLAN OF H.W.MCGAVOCK ADDITION TO NASHVILLE AS OF RECORD IN BOOK NO 17 PAGE 640 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING ON THE EASTERLY MARGIN OF 3RD AVENUE NORTH FORMERLY COLLEGE STREET AT A POINT 156 FEET NORTHERLY FROM THE NORTHERLY MARGIN OF MONROE STREET, THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE NORTHERLY 46 FEET THENCE AT RIGHT ANGLES EASTERLY 142 1/3 FEET TO THE CENTER OF AN ALLEY THENCE WITH THE CENTER OF SAID ALLEY SOUTHERLY 46 FEET THENCE WESTERLY 142 1/3 FEET TO THE BEGINNING.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLOTTE LEE SANDERS, GERALDINE SANDERS AND E. FORREST SANDERS, THEIR, heirs and assigns, forever, ~~and do covenant with the said~~ that lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And do further covenant and bind heirs and representatives, ~~to~~ warrant and forever defend the title to said land to the said heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of JANUARY 1939

Witness: LOTTA HAYS

NELLIE M. SANDERS,

CHARLES L. SANDERS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.M. O'CALLAGHAN a Notary Public in and for said County and State, the within-named LOTTA HAYS A WIDOW, MRS. NELLIS M. SANDERS AND CHARLES L. SANDERS, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~And~~ wife of the said , having appeared before me privately and apart from husband, the said ~~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.

DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of JANUARY, 19 39

Commission Expires APRIL 11, 1942. (Seal.) G.M.O'CALLAGHAN Notary Public.

U. S. R. S. $ 1.50

RECD JANUARY 25TH,1939 AT 1;30 P.M.