NUMBER 31124
ANGELINE HARRIS, TO S.M.MCMURRAY.
RECORDED JAN. 4, 1940.

42827 MARSHALL & BRUCE CO., NASHVILLE

1110

For and in consideration of the sum of THREE HUNDRED TWENTY FIVE AND NO/100 DOLLARS, CASH IN HAND TO ME PAID BY S.M.MCURRAY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANGELINE HARRIS, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID S.M.MCMURRAY, HIS 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,TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO.12 ON THE MAP OF E.T.BROWN'S SUBDIVISION OF PART OF THE PATTERSON TRACT, OF RECORD IN BOOK 332, PAGE 60, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.12 FRONTS 40 FEET ON THE WESTERLY SIDE OF HOGAN STREET AND RUNS BACK BETWEEN LINES, 147 FEET, MORE OR LESS, TO A DEAD LINE, ON WHICH IT MEASURES 61 FEET.

AND BEING THE SAME PROPERTY INHERITED BY ANGELINE HARRIS FROM HER MOTHER, RACHEL FARRIS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said S.M.MCMURRAY, HIS, heirs and assigns, forever, and I do covenant with the said S.M.MCMURRAY 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 FOR STATE AND COUNTY TAXES FOR THE YEARS 1923 THROUGH 1939, WHICH THE GRANTOR AGREES TO PAY.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said S.M.MCMURRAY, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 2ND day of JANUARY, 1940.

Witness: A.LAWSON DAVIS. ANGELINE HER X MARK HARRIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BETTY POAGE a Notary Public in and for said County and State, the within-named ANGELINE HARRIS, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 2ND day of JANUARY, 1940.

Commission Expires 12 day of OCTOBER, 1943. (Seal.) BETTY POAGE Notary Public.

U.S.R.S. $0.50.

RECD JAN.3, 1940 AT 2:36 P M
MM

NUMBER 31203
SIDNEY E.DAVIS, ET UX., TO JOEL W.ERRANTON, ET UX.
RECORDED JAN. 5, 1940.

42827 MARSHALL & BRUCE CO., NASHVILLE

1110

For and in consideration of the sum of THREE THOUSAND & NO/100 ($3000.00) DOLLARS OF WHICH THREE HUNDRED & NO/100 ($300.00) DOLLARS HAS BEEN PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE EXECUTION OF A FEDERAL HOUSING ADMINISTRATION LOAN IN THE SUM OF TWO THOUSAND SEVEN HUNDRED & NO/100 ($2700.00) DOLLARS, DATED DECEMBER 11, 1939, DUE AND PAYABLE MONTHLY BEGINNING APRIL 1,1940, LAST PAYMENT BEING DUE MARCH 1, 1965, PAYABLE TO THE ORDER OF CITY BANK & TRUST COMPANY, MCMINNVILLE, TENNESSEE, SAID LOAN BEING EXECUTED BY JOEL W. ERRANTON AND WIFE, ELIZABETH F.ERRANTON, WITH INTEREST AT FOUR & ONE-HALF PER CENT (4½%) PER ANNUM:

WE, SIDNEY E.DAVIS AND WIFE, MATTIE W. DAVIS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOEL W.ERRANTON AND WIFE, ELIZABETH F.ERRANTON,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,TENNESSEE, BEING LOT NO.3 ON THE MAP OF THE FINAL PLAT OF THE FIRST SUBDIVISION OF THE W.T.BERRY ESTATE IN THE 7TH CIVIL DISTRICT OF SAID COUNTY, OF RECORD IN BOOK 974, PAGE 66, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.3 FRONTS 60 FEET ON THE EASTERLY SIDE OF WEST KIRKWOOD ROAD AND RUNS BACK BETWEEN LINES 218.84 FEET ON THE NORTHERLY LINE AND 229.23 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 61 FEET AND 6 INCHES.

BEING THE SAME PROPERTY CONVEYED TO SIDNEY E.DAVIS BY DEED FROM HOME MORTGAGE COMPANY, OF RECORD IN BOOK 1079, PAGE 700, SAID REGISTERS OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY MARY T.BERRY, OF RECORD IN BOOK 1086, PAGE 680, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 1113, PAGE 584, REGISTERS OFFICE, DAVIDSON COUNTY,TENNESSEE; AND IS ALSO CONVEYED SUBJECT TO ALL EASEMENTS SHOWN ON PLAN OF RECORD IN BOOK 974, PAGE 66, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOEL W.ERRANTON AND WIFE, ELIZABETH F.ERRANTON, THEIR, heirs and assigns, forever, and WE do covenant with the said JOEL W.ERRANTON AND WIFE, ELIZABETH F.ERRANTON, 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 AS HEREINBEFORE STATED.

And WE, SIDNEY E.DAVIS, AND WIFE, MATTIE W.DAVIS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOEL W.ERRANTON AND WIFE, ELIZABETH F.ERRANTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 30TH day of DECEMBER, 1939.

Witness- SIDNEY E.DAVIS

MATTIE W.DAVIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH LOONEY, a Notary Public in and for said County and State, the within-named SIDNEY E.DAVIS AND WIFE, MATTIE W. DAVIS, the bargainor S, 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 DECEMBER, 1939.

Commission Expires 20 day of JANUARY, 1943 (Seal.) ELIZABETH LOONEY, Notary Public.

U.S.R.S. $3.00

RECD JAN. 5, 1940 AT 11:00 A.M.
MM