Book No. 1126

For and in consideration of the sum of ($650.00) SIX HUNDRED, FIFTY AND 00/100 DOLLARS CASH IN HAND PAID BY W.G. RIGGINS AND WIFE BLANCHE RIGGINS,RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, MRS. FRANCES L. NIXON AND HUSBAND, E.P. NIXON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.G. RIGGINS AND WIFE BLANCHE RIGGINS,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WEST 65 FEET FRONT OF LOT NUMBER 249 ON THE MAP OF THE BELMONT LAND COMPANY'S PLAN, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID PART OF LOT NUMBER 249 FRONTS 65 FEET ON THE NORTHERLY SIDE OF SWEETBRIER AVENUE AND RUNS BACK 175 FEET, MORE OR LESS ON THE EAST LINE AND 175.31 FEET ON THE WEST LINE ALONG THE EASTERLY MARGIN OF AN ALLEY TO THE SOUTHERLY MARGIN OF AN ALLEY IN THE REAR, ON WHICH IT MEASURES 69 FEET.

BEING THE SAME PROPERTY CONVEYED TO MRS. FRANCES L. NIXON BY DEED FROM WILL R. MANIER JR., EXECUTOR, OF RECORD IN BOOK 1020, PAGE 181, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

TAXESFOR THE YEAR 1940 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS.

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.G. RIGGINS AND WIFE BLANCHE RIGGINS,THEIR, heirs and assigns, forever, and WE do covenant with the said W.G. RIGGINS AND WIFE BLANCHE RIGGINS 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, MRS. FRANCES L. NIXON AND HUSBAND E.P. NIXON do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said W.G. RIGGIN AND WIFE, BLANCHE RIGGINS,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 16TH day of MAY 1940.

Witness XXXXXX — FRANCES L. NIXON

E.P. NIXON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H.A. MOORE a Notary Public in and for said County and State, the within-named MRS. FRANCES L. NIXON AND HUSBAND E.P. NIXON 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, 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 16 day of MAY, 1940.

Commission Expires OCT. 22, 1941. (Seal.) H.A. MOORE Notary Public.

U.S.R.S. $1.00

Received MAY 17, 1940 AT 10:20 A.M.

Book No. 1126

For and in consideration of the sum of FIVE & NO/100 ($5.00) - - - - - DOLLARS CASH, AND OTHER GOOD AND VALUABLE CONSIDERATION,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION AND AGREEMENT BY E.E. MURREY TO PAY THE BALANCE OF AN INDEBTEDNESS WHICH IS FULLY DESCRIBED IN AND SECURED BY INSTRUMENT OF RECORD IN BOOK 955 PAGE 614, R.O.D.C. TENNESSEE, SAID BALANCE OF SAID INDEBTEDNESS BEING $3,075.00, WE, J.B. HIBBITTS, JR., AND WIFE, MIRIAM B. HIBBITTS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.E. MURREY, 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 80 FEET OF LOT NO.14 AND THE WESTERLY ONE-HALF OF THE 30-FOOT COURT IMMEDIATELY IN THE REAR OF SAME ON THE PLAN OF PENDLETON AND BLAIR'S SUBDIVISION OF LYNWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.14 FRONTS 80 FEET ON THE EASTERLY SIDE OF LYNWOOD TERRACE AND TOGETHER WITH PART OF SAID COURT, NOW CLOSED, RUNS BACK BETWEEN PARALLEL LINES 240 FEET TO THE CENTER OF SAID COURT.

BEING THE SAME PROPERY CONVEYED TO J.B. HIBBITTS, JR., AND WIFE, MIRIAM B. HIBBITTS, BY DEED FROM METROPOLITAN LIFE INSURANCE COMPANY OF RECORD IN BOOK 930 PAGE 201, SAID REGISTER'S OFFICE,

THE ABOVE DESCRIBED PROPERTY IS ENCUMBERED BY DEED OF TRUST OF RECORD IN BOOK 955, PAGE 614, R.O.D.C. 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 E.E. MURREY, HIS, heirs and assigns, forever, and WE do covenant with the said E.E. MURREY 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 HEREINABOVE SET OUT AND THE TAXES FOR THE YEAR 1940.

And WE, J.B. HIBBITTS, JR. AND WIFE, MIRIAM B.HIBBITTS do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said E.E. MURREY,HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this - day of MAY 1940.

Witness — J.B. HIBBITTS, JR.

MIRIAM B. HIBBITTS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L.WHITAKER a Notary Public in and for said County and State, the within-named J.B. HIBBITTS, JR AND WIFE, MIRIAM B.HIBBITTS 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, 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 15TH day of MAY, 1940.

Commission Expires OCT 5 1943 -19- (Seal.) W.L.WHITAKER Notary Public.

U.S.R.S. $1.00

Received MAY 16,1940 AT 3:08 P.M.