NUMBER 41289 RECORDED JULY 10,1940 DITZLER DUNCAN ET UX TO WALLACE J. DUREN ET UX

43029 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of ($3,100.00) THREE THOUSAND ,ONE HUNDRED & NO/100 DOLLARS CASH IN HAND PAID BY WALLACE J.DUREN AND WIFE, MARGARET DUREN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

WE, DITZLER DUNCAN WND WIFE, CLEMMIE DUNCAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WALLACE J.DUREN AND WIFE, MARGARET DUREN,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.3 OF BLOCK "A" ON THE MAP OF SUNNYMEADE SUBDIVISION, OF RECORD IN BOOK 843, PAGES 4 AND 5, REGISTER'S OFFICE FOR SAID COUNTY, WHICH IS THE SAME AS LOT NO.3 OF BLOCK "A" ON THE REVISED PLAN OF SUNNYMEADE SUBDIVISION, OF RECORD IN BOOK 974, PAGES 56 AND 57, SAID REGISTER'S OFFICE, SAID LOT NO.3 FRONTS 61.2 FEET ON THE SOUTHERLY SIDE OF GOLF CLUB DRIVE OR SUNNYMEADE AVENUE AND RUNS BACK BETWEEN LINES,140 FEET ON THE EASTERLY LINE AND 142.2 FEET ON THE WESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 36 FEET.

BEING THE SAME PROPERTY CONVEYED TO DITZLER DUNCAN AND WIFE, CLEMMIE DUNCAN BY DEED FROM D.P.WRENNE,JR.,TRUSTEE, OF RECORD IN BOOK 963 PAGE 292,SAID REGISTER'S OFFICE,

THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY IS MADE TO THE SAID WALLACE J.DUREN AND WIFE, MARGARET DUREN, THEIR HEIRS AND ASSIGNS, SUBJECT TO A FOUR FOOT EASEMENT ALONG THE WEST LINE OF THE LOT AND AN EIGHT FOOT EASEMENT ALONG THE REAR OF THE LOT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THE PLAN OF RECORD IN BOOK 843, PAGES 4 AND 5, R.O.D.C. TENNESSEE; AND SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT FROM W.B. WILLIAMS, OF RECORD IN BOOK 1066, PAGE 225, R.O.D.C.TENNESSEE; AND SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY WILLIAM BATE WILLIAMS, OF RECORD IN BOOK 1066, PAGE 511, AMENDING BARAGRAPH E.UNDER PARAGRAPH 2 OF THE FIRST ABOVE REFERRED TO RESTRICTIVES, 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 WALLACE J.DUREN AND WIFE, MARGARET DUREN,THEIR, heirs and assigns, forever, and WE do covenant with the said WALLACE J.DUREN AND WIFE, MARGARET DUREN 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 1940 TAXES, WHICH WRE PRO RATED AS OF EVEN DATE HEREWITH,AND ASSUMED BY THE GRANTEES FOR PAYMENT.

And WE, DITZLER DUNCAN AND WIFE, CLEMMIE DUNCAN, do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said WALLACE J.DUREN AND WIFE, MARGARET DUREN,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 26TH day of JUNE 1940.

Witness:

DITZLER DUNCAN
CLEMMIE DUNCAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DIXIE GREER a Notary Public in and for said County and State, the within-named DITZLER DUNCAN AND WIFE, CLEMMIE DUNCAN

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 1ST day of JULY , 1940

Commission Expires OCT 7 , 1941. (Seal.) DIXIE GREER Notary Public.

U.S.R.S. $3.50

Received JULY 9,1940 AT 10:41 A.M.

NUMBER 41381 RECORDED JULY 11,1940 WALTER GARDNER ,ET UX TO DAVID L.STEWART ET UX

43029 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of THREE HUNDRED FIFTY & NO/100($350.00) DOLLARS PAID AND TO BE PAID BY DAVID L.STEWART AND WIFE EMMA STEWART AS FOLLOWS: $65.00 PAID IN CASH THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED AND FOR THE BALANCE OF $285.00 THE GRANTEES AGREE TO PAY AT THE RATE OF $10.00 PER MONTH, THE FIRST PAYMENT BEING DUE SEPTEMBER 1,1940 AND THE PAYMENT OF $10.00 BEING DUE THE 1ST OF EACH MONTH THEREAFTER UNTIL THE ENTIRE BALANCE IS PAID IN FULL, THE DEFERRED PAYMENTS BEAR INTEREST AT THE RATE OF 6% PER ANNUM FROM DATE AND THE LIEN IS RETAINED TO SECURE THE UNPAID AMOUNT, WE, WALTER GARDNER AND WIFE, ANNIE GARDNER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DAVID L. STEWART,AND WIFE, EMMA STEWART 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.44 ON THE MAP OF J.M., J.T. AND G.W. HARDING'S ADDITION,A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 80, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.44 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF UNDERWOOD STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO THE UNDERSIGNED THEO. W. ECKHARDT BY DEED FROM JOHN BAXTER AND THE FIRST NATIONAL BANK OF CHICAGO, AS EXECUTORS AND TRUSTEES OF JOANNA E. BAXTER BY DEED OF RECORD IN BOOK NO.975 PAGE 276, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO WALTER GARDNER AND WIFE, ANNIE GARDNER, BY DEED OF RECORD IN BOOK 982, PAGE 546 REGISTER'S OFFICE FOR 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 DAVID L.STEWART AND WIFE, EMMA STEWABT,THEIR, heirs and assigns, forever, and WE do covenant with the said DAVID L.STEWART AND WIFE, EMMA STEWART 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,
TAXES HAVE BEEN PRORATED FOR THE YEAR 1940 AND GRANTEES ASSUME SAID TAXES.

And WE, WALTER GARDNER AND WIFE, ANNIE GARDNER do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said DAVID L.STEWART AND WIFE, EMMA STEWART,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 5TH day of JULY 1940.

Witness

WALTER GARDNER
ANNIE X GARDNER
HER MARK
WITNESS : GEO. H.CATE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANICE GRAY a Notary Public in and for said County and State, the within-named WALTER GARDNER AND WIFE, ANNIE GARDNER

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 5TH day of JULY , 1940

Commission Expires 4-4-44 , 19 (Seal.) ANICE GRAY Notary Public.

U.S.R.S. $.50

Received JULY 10,1940 AT 12:45 P.M.