NUMBER 42801 RECORDED AUG 5, 1940 C.M. CROW ET UX TO J.T. ETHERIDGE ET UX

43079 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of ($2,500.00) TWO THOUSAND FIVE HUNDRED & NO/100 DOLLARS CASH IN HAND PAID BY J.T. ETHERIDGE AND WIFE, DIXIE O. ETHERIDGE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, C.M. CROW AND WIFE, LOIS S. CROW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.T. ETHERIDGE AND WIFE, DIXIE O. ETHERIDGE, 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.201 OF BLOCK NO.11 ON THE PLAN OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.201 FRONTS 50 FEET ON THE NORTHERLY SIDE OF IDAHO, FORMERLY 5TH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF 43RD AVENUE NORTH, FORMERLY SECOND STREET, 150 FEET TO AN ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO C.M. CROW BY DEED FROM C.C. JOHNSON AND WIFE, OF RECORD IN BOOK 1126 PAGE 317, SAID REGISTER'S OFFICE.

PURCHASERS ASSUME AND AGREE TO PAY ALL TAXES ASSESSED AGAINST THE WITHIN DESCRIBED PROPERTY FOR THE YEAR 1940.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.T. ETHERIDGE, AND WIFE, DIXIE O. ETHERIDGE, THEIR heirs and assigns, forever, and WE do covenant with the said J.T. ETHERIDGE AND WIFE, DIXIE O.ETHERIDGE 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 FOR THE TAXES FOR THE YEAR 1940 WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY.

And WE, C.M. CROW AND WIFE, LOIS S. CROW do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.T. ETHERIDGE AND WIFE, DIXIE O.ETHERIDGE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 30 day of JULY 1940.

Witness: C.M.CROW

LOIS S. CROW

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.A. CLARK a Notary Public in and for said County and State, the within-named C.M.CROW AND WIFE, LOIS S. CROW the bargainor S., 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 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 JULY, 19 40.

Commission Expires OCT 6 1942 (Seal.) E.A. CLARK Notary Public.

U.S.R.S. $2.75

Received AUG 3, 1940 AT 11:25 A.M.

NUMBER 42898 RECORDED AUG 6, 1940 R.J.MENEFEE ET UX TO FANNIE DOSS KAIN

43079 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of ($8750.00) EIGHTY SEVEN HUNDRED, FIFTY AND 00/100 DOLLARS TWELVE HUNDRED, FIFTY AND 00/100 ($1250.00) DOLLARS HAS BEEN PAID IN OTHER PROPERTY BY FANNIE DOSS KAIN, ACCEPTED AS CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; FOR THE BALANCE OF PURCHASE MONEY, THE SAID FANNIE DOSS KAIN AND HUSBAND T.M. KAIN ASSUME AND AGREE TO PAY A FIRST MORTGAGE NOTE IN THE AMOUNT OF SEVENTY FIVE HUNDRED AND 00/100 ($7500.00) DOLLARS, DATED JULY 1,1940, PAYABLE MAY 1-1960 - SECURED BY DEED OF TRUST TO L.A. MCLEAN, TRUSTEE, OF RECORD IN BOOK 1124 PAGE 221, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, $31.25 PAYABLE AUGUST 1-1940 AND $31.25 PAYABLE SEPT 1-1940 AND $49.95, PAYABLE THE FIRST DAY OF EACH MONTH THEREAFTER, BEGINNING OCTOBER 1-1940. SAID LOAN BEARS 5% INTEREST AND SIGNED BY R.J. MENEFEE.

WE, R.J. MENEFEE AND WIFE LUCY WALKER HAYS MENEFEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FANNIE DOSS KAIN, TO HER SOLE AND SEPARATE USE, AND ESTATE, FREE FROM THE DEBTS, CONTRACTS AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO BIND, MORTGAGE, SELL, CONVEY AND CONTRACT IN REGARD THERETO THE SAME AS IF SHE WERE A FEME SOLE, AND TO HER HEIRS AND ASSIGNS; A CERTAIN TRACT OR PARCEL OF LAND IN 7TH FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR THE CITY OF NASHVILLE, TENNESSEE.

BEING LOT NUMBER 13 ON THE PLAN OF WEST HAVEN, SECTION ONE, OF RECORD IN BOOK 1130, PAGE 7, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF ESTES AVENUE AT THE CORNER OF LOTS NUMBERS 13 AND 14; THENCE WITH LINE BETWEEN SAID TWO LOTS, EASTWARDLY 225 FEET; THENCE NORTHWARDLY 166 FEET TO THE SOUTHERLY MARGIN OF TRIMBLE ROAD; THENCE WITH SAID ROAD WESTWARDLY 205 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTH WESTERLY DIRECTION TO THE EASTERLY MARGIN OF ESTES AVENUE; THENCE WITH SAID AVENUE, SOUTHWESTWARDLY, 140 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO R.J. MENEFEE BY DEED FROM GUILFORD DUDLEY AND WIFE OF RECORD IN BOOK 794, PAGE 342, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1940 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FANNIE DOSS KAIN TO HER SOLE AND SEPARATE USE, AND ESTATE, FREE FROM THE DEBTS, CONTRACTS AND LIABILITIES, OF HER PRESENT OR ANY FUTURE HUSBAND WITH FULL POWER TO BIND, MORTGAGE, SELL, CONVEY AND CONTRACT IN REGARD heirs and assigns, forever. THERETO THE SAME AS IF SHE WERE A FEME SOLE AND TO HER HEIRS AND ASSIGNS FOREVER. AND WE do covenant with the said FANNIE DOSS KAIN THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT AND THE SAME IS that lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, UNENCUMBERED, EXCEPT AS ABOVE SET OUT.

And WE, R.J. MENEFEE AND WIFE, LUCY WALKER HAYS MENEFEE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said FANNIE DOSS KAIN, HER heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness: LUCY WALKER HAYS MENEFEE

R.J. MENEFEE

STATE OF ~~TENNESSEE, DAVIDSON~~ TENNESSEE DAVIDSON COUNTY.

Personally appeared before me, CALVIN COCKRILL a Notary Public in and for said County and State, the within-named R.J. MENEFEE AND WIFE LUCY WALKER HAYS MENEFEE the bargainor S 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 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 3RD day of AUGUST, 19 40.

Commission Expires APRIL 2 1944. (Seal.) CALVIN COCKRILL Notary Public.

U.S.R.S. $1.65

Received AUG 5, 1940 AT 2:51 P.M.