MARSHALL & BRUCE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of ONE AND NO/100 ($1.00) - - - - - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS,CASH IN HAND PAID BY ELIZAPETH VINCENT ADAMS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ELIZABETH VINCENT ADAMS, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS.1 AND 2 ON THE UNRECORDED MAP OF THE WALLACE SUBDIVISION OF PART OF LOT NO.3 ON THE MAP OF THE DIVISION OF THE LANDS OF HENRY COMPTON, DECEASED, OF RECORD IN PLAN BOOK 2, PAGE 58, OF THE CHANCERY COURT AT NASHVILLE,DESCRIBED ACCORDING TO AN UNRECORDED COPY OF A SURVEY THEREOF MADE OCTOBER 25, 1938, BY Z.J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF ESTES AVENUE,FORMERLY WILSON AVENUE OR COMPTON ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ESTES AVENUE AND AN UNNAMED STREET, ALSO BEING 517 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID AVENUE AND ABBOTT-MARTIN ROAD;THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF ESTES AVENUE 100 FEET TO THE COMMON CORNER OF LOTS NOS.2 AND 3;THENCE WITH THE LINE BETWEEN SAID LOTS NOS.2 AND 3 EASTERLY 210 FEET TO A DEAD LINE;THENCE NORTHERLY 100 FEET TO THE SOUTHERLY MARGIN OF SAID UNNAMED STREET;THENCE WITH THE MARGIN OF THE SAME WESTERLY 210 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL BY DEED FROM MARGARET COMPTON WALLACE AND HUSBAND, OF RECORD IN BOOK 1108 PAGE 226, REGISTER'S OFFICE FOR SAID COUNTY.

TAXES FOR 1940 ARE PRO RATED AS OF THIS DATE AND ASSUMED BY THE PURCHASER.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1049 PAGE 546 AND BOOK 1108 PAGE 226, REGISTER'S OFFICE FOR SAID COUNTY .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title,and interest thereto belonging to the said ELIZABETH VINCENT ADAMS,HER, heirs and assigns, forever, and WE do covenant with the said ELIZABETH VINCENT ADAMS 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 1940 STATE & COUNTY TAXES.

And WE, C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said ELIZABETH VINCENT ADAMS,HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22D day of MARCH 1940.

WXXXXX C.W. RUSSELL
ANNIE RUTH RUSSELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON a Notary Public in and for said County and State, the within-named C.W. RUSSELL AND WIFE, ANNIE RUTH RUSSELL 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 X 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 22D day of MARCH, 19 40

Commission Expires 5 day of APRIL, 19 42 (Seal.) DODSON BATSON
Notary Public.

U,S,R,S, $1.00
REC'D AUG 2,1940 AT 11:09 A.M.

Book No. 1132

For and in consideration of the sum of FIVE AND NO/100 ($5.00) - - - - - -DOLLARS CASH IN HAND PAID, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF ALLOF WHICH IS HEREBY AGKNOWLEDGED,

WE, OMER JORDAN AND WIFE, HILDA E. JORDAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CARL S.SIMMONS AND WIFE, HELEN SIMMONS THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.17 ON THE MAP OF COMPTONWOOD SUBDIVISION AS OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.17 FRONTS 100 FEET ON THE EASTERLY SIDE OF ESTES AVENUE, OR COMPTON ROAD AND RUNS BACK BETWEEN PARALLEL LINES 307.5 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO OMER JORDAN BY DEED FROM W.B. SNEED ET AL OF RECORD IN BOOK 1115 PAGE 575, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY W.B. SNEED, ET AL, OF RECORD IN BOOK 1023, PAGE 352,AS MODIFIED BY AN INSTRUMENT RECORDED IN BOOK 1090 PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE AND ALSO ADDITIONAL RESTRICTIONS CONTAINED IN AN INSTRUMENT EXECUTED BY P.M. ESTES, ET AL, OF RECORD IN BOOK 1049 PAGE 546, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

IT IS UNDERSTOOD AND AGREED BY THE GRANTEE THAT HE IS TO PAY $1.00 PER MONTH WATER PUMPING CHARGE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title,and interest thereto belonging to the said CARL S. SIMMONS AND WIFE, HELEN SIMMONS,THEIR, heirs and assigns, forever, and WE do covenant with the said CARL S. SIMMONS AND WIFE, HELEN SIMMONS that WE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,
EXCEPT TAXES FOR 1940 WHICH HAVE BEEN PRO RATED TO THIS DATE AND ASSUMED BY THE GRANTEES.

And WE, do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said CARL S. SIMMONS AND WIFE, HELEN SIMMONS THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

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

WXXXXXX OMER JORDAN
HILDA E. JORDAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JAMES B. TURNER a Notary Public in and for said County and State, the within-named OMER JORDAN AND WIFE, HILDA E.JORDAN 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 X 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 6TH day of AUGUST, 19 40

Commission Expires 5 day of OCT, 1941. (Seal.) JAMES B. TURNER
Notary Public.

U.S.R.S. $14.30
REC'D AUG 7,1940 AT 1:26 P.M.