NUMBER 56614 RECORDED MARCH 28, 1941. W. D. DUTTON, ET UX TO RICHARD M. HURT, ET UX.

48434 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of TWENTY-NINE HUNDRED NINETY-FIVE ($2995.00) AND NO/100 DOLLARS

CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;
WE, W. D. DUTTON AND WIFE, DORA WILLMETA DUTTON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RICHARD M. HURT AND WIFE, ROWENA HURT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 25, BLOCK C, OF SUNNYMEADE ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE OF SAID COUNTY.
BEING THE SAME PROPERTY CONVEYED TO W. D. DUTTON BY DEED FROM T. W. GARRETT AND WIFE, HENRIETTA GARRETT, OF RECORD IN BOOK 1157, PAGE 307, SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RICHARD M. HURT AND WIFE, ROWENA HURT, THEIR, heirs and assigns, forever, and WE do covenant with the said RICHARD M. HURT AND WIFE, ROWENA HURT 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, W. D. DUTTON AND WIFE, DORA WILLMETA DUTTON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said RICHARD M. HURT AND WIFE, ROWENA HURT, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 21ST day of FEBRUARY, 1941.

~~Witness.~~ W. D. DUTTON

DORA WILLMETA DUTTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OVA DAVIS a Notary Public in and for said County and State, the within-named W. D. DUTTON AND WIFE, DORA WILLMETA DUTTON the bargainor-, 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 XX 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 21ST day of FEBRUARY, 1941
Commission Expires 5 day of APRIL, 1943 (Seal.) OVA DAVIS, Notary Public.

U.S.R.S. $3.30

RECEIVED MARCH 28, 1941, AT 11:44 A.M.

NUMBER 56664 RECORDED MARCH 29, 1941. WEAKLEY J. TUNE, ET UX TO M. H. ESTES, ET UX.

Book No. 1132 740

For and in consideration of the sum of FORTY THREE HUNDRED AND NO/100 ($4300.00) DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
WE, WEAKLEY J. TUNE AND WIFE, ANNIE VINCENT TUNE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M. H. ESTES AND WIFE, LULA ESTES, 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. 1 ON THE MAP OF MOSS ROSE HEIGHTS, SECTION NO. 1, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, SEPTEMBER 2, 1940, AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF MAXEY LANE AT A POINT, THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE EASTERLY MARGIN OF SAID LANE, NORTHWARDLY 41.7 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 31.9 FEET TO THE SOUTHERLY MARGIN OF CLAYPOOL AVENUE; THENCE WITH SAID AVENUE, EASTWARDLY 149.5 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 1; THENCE SOUTHERLY 57.8 FEET TO THE NORTHEAST CORNER OF LOT NO. 2; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, WESTWARDLY 170 FEET TO THE BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO WEAKLEY J. TUNE AND WIFE, ANNIE VINCENT TUNE, BY DEED FROM M. J. CAMPBELL AND WIFE, OF RECORD IN BOOK 725, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.
THIS PROPERTY IS CONVEYED SUBJECT TO ALL RESTRICTIVE COVENANTS AS ARE APPLICABLE TO THE PROPERTY ABOVE DESCRIBED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said M. H. ESTES AND WIFE, LULA ESTES, THEIR, heirs and assigns, forever, and WE do covenant with the said M. H. ESTES AND WIFE, LULA ESTES 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 TAXES FOR 1941 WHICH HAVE BEEN PRO-RATED TO THIS DATE AND ARE EXPRESSLY ASSUMED BY THE GRANTEES.

And WE, WEAKLEY J. TUNE AND WIFE, ANNIE VINCENT TUNE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said M. H. ESTES AND WIFE, LULA ESTES, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 21ST day of MARCH, 1941.

~~Witness.~~ WEAKLEY J. TUNE

ANNIE VINCENT TUNE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES, a Notary Public in and for said County and State, the within-named WEAKLEY J. TUNE AND WIFE, ANNIE VINCENT TUNE 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 27 day of MARCH, 1941
Commission Expires 6TH day of JULY, 1943 (Seal.) JOE W. RIVES, Notary Public.

U.S.R.S. $4.95

RECEIVED MARCH 28, 1941, AT 3:06 P.M.