NUMBER 64109 RECORDED AUGUST 2ND, 1941

FRANK S. MAXEY ET UX,
TO
JOHN K. BENTON ET U X,

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS, CASH IN HAND this day PAID

BY JOHN K.BENTON AND WIFE LOIS BENTON, THE RECEIPT OF WHICH IS HEREBY ACKNOW LEDGED, AND OTHER GOOD AND VALUABLE CO SIDERATIONS, WE,FRANK S.MAXEY AND WIFE BERNICE BURRETT MAXEY, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN K. BENTON AND WIFE LOIS BENTON THEIR HEIRS AND-A-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 LOT NO.12 ON THE MAP OF WALNUT GROVE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 2, OF THE REGISTER'S OFFICE FOR SAID COUNTY,
SAID LOT NO. 12 FRONTS 100 FEET ON THE WESTERLY SIDE OF WALNUT DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 270 FEET TO GLENSIDE DRIVE.

BEING THE SAME PROPERTY CONVEYED TO BERNICE BURRETT MAXEY BY DEED FROM DUNCAN F. KENNER AND WIFE, OF RECORD IN BOOK 1081, PAGE 142, SAID REGISTER'S OFFICE

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY DUNCAN F. KENNER OF RECORD IN BOOK 1090 PAGE 10, AND DEED FROM DUNCAN F. KENNER AND WIFE TO BERNICE BURRETT MAXEY , OF RECORD IN BOOK 1081, PAGE 142, SAID REGISTER'S OFFICE.

POSSESSION OF THE ABOVE PREVISES IS TO BE GIVEN AS OF SEPTEMBER 1, 1941

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN K.BENTON AND WIFE LOIS BENTON THEIR, , heirs and assigns, forever, and WE, do covenant with the said JOHN K.BENTON AND WIFE LOIS BENTON 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 TAXES FOR THE YEAR 1941, WHICH ARE TO BE PRO RATED AS OF AUGUST 1, 1941

And WE, FRANK S. MAXEY AND WIFE BERNICE DURRETT MAXEY do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOHN K.BENTON AND WIFE LOIS BENTON THEIR, , heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 21ST day of JULY 1941

Witness:

FRANK S. MAXEY

BERNICE DURRETT MAXEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.G. HORKINS, a Notary Public in and for said County and State, the within-named FRANK S. MAXEY AND WIFE BERNICE DURRETT MAXEY the bargainors, 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~~, having appeared before me privately and apart from 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 21ST day of JULY, 1941

Commission Expires 6 day of JULY, 1944 (Seal.) M.G.HORKINS
Notary Public.

U.S.R.S.$9.90
RECEIVED AUG. 1ST, 1941 AT 12;40 P.M.

NUMBER 64573 RECORDED AUG 9,1941 KATHRYN S. POWELL TO J.M. WAGGONER ET UX

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of FOUR HUNDRED AND FIFTY AND NO/100 -DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I,KATHRYN S. POWELL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.M. WAGGONER AND WIFE IDA M.WAGGONER 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.106 ON THE PLAN OF THE WEST END ANNEX, AS SUBDIVIDED BY SYLVAN PARK LAND COMPANY, AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, SAID LOT NO.106 FRONTS 150 FEET ONTHE SOUTH SIDE OF A 25 FOOT ALLEY AND RUNS BACK, BETWEEN PARALLEL LINES,WITH THE WEST MARGIN OF 41ST AVENUE NORTH, OR SYLVAN STREET, 137.6 FEET AND RUNS BACK ON THE WEST LINE 138.5 FEET TO A 15 FOOT ALLEY, BEING THE SAME PROPERTY CONVEYED BY DEED FROM THE SYLVAN PARK LAND COMPANY TO G.F. POWELL AS OF RECORD IN BOOK 467 PAGE 391, R.O.D.C. TENN.

I,KATHRYN S. POWELL, AVER ON OATH THAT I AM THE WIDOW OF G.F. POWELL WHO DIED JULY,1939, AND WHOSE WILL I HAD PROBATED IN NASHVILLE,TENN. AUGUST 12,1939 AS SHOWN IN MINUTE BOOK 91, PAGE 487 OF THE COUNTY COURT AT NASHVILLE, TENNESSEE: THAT SAID G.F. POWELL DIED WITHOUT LEAVING ANY ISSUE:THAT SINCE I SURVIVED HIM, I BECAME AND AM UNDER HIS WILL THE SOLE DEVISEE AND OWNER OF THE LOT HEREIN DESCRIBED: WHICH LOT WAS DEEDED TO HIM FEB.3, 1915 BY THE SYLVAN PARK,LAND COMPANY, AS PER DEED OF RECORD IN BOOK 467 PAGE 391 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, THAT THE FUNERAL EXPENSES AND ALL DEBTS OF SAID G.F. POWELL HAVE BEEN PAID, AND THERE ARE NO UNPAID INHERITANCE TAXES AGAINST THIS ESTATE.

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.M. WAGGONER AND WIFE, IDA M.WAGGONER,THEIR , heirs and assigns, forever, and I do covenant with the said J.M. WAGGONER AND WIFE, IDA M.WAGGONER that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,
EXCEPT THE TAXES FOR 1941 WHICH HAVE BEEN PRO RATED UP TO AUGUST 1,1941.

And I, KATHRYN S. POWELL do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said J.M. WAGGONER AND WIFE, IDA M.WAGGONER,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 5TH day of AUGUST 1941.

~~Witness~~ MRS. KATHRYN S. POWELL

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

Personally appeared before me, L.R. HUGHES a Notary Public in and for said County and State, the within-named KATHRYN S. POWELL the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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. WICHITA, KANSAS

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 5TH day of AUGUST, 1941.

Commission Expires 15 day of MARCH, 1942 (Seal.) L.R. HUGHES
Notary Public.

U.S.R.S. $.55
RECD AUG 8,1941 AT 12:43 P.M.