Book No. 1142

For and in consideration of the sum of $5.00 (FIVE DOLLARS) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DONELSON DEVELOPMENT COMPANY, A CORPORATION, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HORACE A.SMITH AND WIFE, PAULINE TAYLOR SMITH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT #31 ON THE PLAN OF THE DONELSON DEVELOPMENT COMPANY FOR DEVELOPMENT OF HARGIS HEIGHTS, NEAR DONELSON, TENNESSEE, AS OF RECORD IN BOOK 974, PAGE 82, R.O.D.C.,TENNESSEE; AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE DONELSON DEVELOPMENT COMPANY BY DEED FROM FRANCES WILLIAMSON HARGIS AND HUSBAND, PAUL D. HARGIS, OF RECORD IN BOOK 1160, PAGE 76, R.O.D.C.,TENN. SAID LOT IS SOLD SUBJECT TO ALL RESTRICTIONS AS OF RECORD IN BOOK 1117, PAGE 641, 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 HORACE A.SMITH AND WIFE, PAULINE TAYLOR SMITH, THEMSELVES, THEIR heirs and assigns, forever, and IT DOES do covenant with the said HORACE A.SMITH AND PAULINE TAYLOR SMITH, that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And THE DONELSON DEVELOPMENT COMPANY, A CORPORATION, DOES ~~do~~ further covenant and bind ITSELF, ITS heirs and representatives, to warrant and forever defend the title to said land to the said HORACE A.SMITH AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand ON this 8TH day of NOVEMBER, 19 40.

Witness:

DONELSON DEVELOPMENT COMPANY, INC.

BY R.D.STANFORD,JR., TREAS.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named

the bargainor, with whom I am personally acquainted, and who acknowledged that 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 day of , 19

Commission Expires day of , 19 (Seal.)

Notary Public.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

PERSONALLY APPEARED BEFORE ME, E.H.PARKER, A NOTARY PUBLIC, STATE AND COUNTY AFORESAID, R.D.STANFORD,JR., WHO UPON OATH ACKNOWLEDGES THAT HE IS TREASURER OF THE DONELSON DEVELOPMENT CO., INC., AND BEING AUTHORIZED SO TO DO, ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

DATED AT NASHVILLE,TENN. NOV. 13TH, 1940.

(SEAL) E.H.PARKER,
NOTARY PUBLIC.

MY COM.EX.JAN.3RD,1944.

U.S.R.S. $0.55
RECD NOV. 13, 1940 AT 11:00 A.M.
MM

Book No. 1142

For and in consideration of the sum of TEN ($10.00) DOLLARS, CASH IN HAND PAID BY LOUISE KERR MACPHERSON AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, E.A.WORTHAM, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LOUISE KERR MACPHERSON, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.29 ON THE MAP OF THE NEIL HUNT SUBDIVISION, OF RECORD IN BOOK 974, PAGE 19, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 29 FRONTS 75.15 FEET ON THE SOUTHERLY SIDE OF WARFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 225 FEET, MORE OR LESS, AND MEASURES 75.15 FEET IN THE REAR.

BEING PART OF THE PROPERTY CONVEYED TO E.A.WORTHAM BY DEED FROM NEIL HUNT AND WIFE, OF RECORD IN BOOK 1110, PAGE 604, SAID REGISTERS OFFICE.

RESTRICTIVE COVENANTS ARE CONTAINED IN AN INSTRUMENT EXECUTED BY NEIL HUNT AND E.A.WORTHAM OF RECORD IN BOOK 1108, PAGE 693, AND ADDITIONAL RESTRICTIVE COVENANTS ARE CONTAINED IN AN INSTRUMENT EXECUTED BY E.A.WORTHAM, OF RECORD IN BOOK 1129, PAGE 321, ALSO PROPERTY IS SUBJECT TO THE ZONING RULES APPLICABLE TO THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE.

THE THIRD NATIONAL BANK IN NASHVILLE,TENNESSEE, DECLARES THAT IT IS THE TRUE AND LAWFUL HOLDER OF THE ENTIRE DEBT FULLY DESCRIBED IN AND SECURED BY VENDOR'S LIEN RETAINED IN THE DEED FROM NEIL HUNT AND WIFE, CARRIE SCOTT HUNT, TO E.A. WORTHAM, OF RECORD IN BOOK 1110, PAGE 604, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE, AND FOR SUFFICIENT AND VALUABLE CONSIDERATION IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE THIRD NATIONAL BANK OF NASHVILLE,TENNESSEE, JOINS HEREIN FOR THE SOLE AND EXPRESS PURPOSE OF RELEASING FROM THE LIEN OF SAID DEED ABOVE MENTIONED THE PROPERTY HEREIN DESCRIBED AND CONVEYED, BUT NO FURTHER OR OTHERWISE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LOUISE KERR MACPHERSON, HER heirs and assigns, forever, and I do covenant with the said LOUISE KERR MACPHERSON, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, EXCEPT AS AFORESAID. THE SAID MELINDA H.WORTHAM JOINS IN SAID CONVEYANCE FOR THE PURPOSE OF WAIVING HOMESTEAD AND DOWER, AND NOT OTHERWISE.

And I, E.A.WORTHAM, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said LOUISE KERR MACPHERSON, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 8TH day of OCTOBER, 19 40.

~~Witness~~

MELINDA H.WORTHAM
E.A.WORTHAM
(SEAL)
THIRD NATIONAL BANK, NASHVILLE, TENN.
BY D.W.JOHNSTON, A.V.P.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.M.O'CALLAGHAN, a Notary Public in and for said County and State, the within-named E.A.WORTHAM AND WIFE, MELINDA H.WORTHAM,

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 , 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 8TH day of OCTOBER, 19 40.

Commission Expires 11 day of APRIL, 19 42. (Seal.) G.M.O'CALLAGHAN,

Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, G.H.BOOKER, A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID, D.W.JOHNSTON, WITH WHOM I AM PERSONALLY ACQUAINTED AND UPON OATH ACKNOWLEDGED HIMSELF TO BE AN ASST VICE PRESIDENT OF THE THIRD NATIONAL BANK IN NASHVILLE, THE WITHIN BARGAINOR, A CORPORATION, AND THAT HE AS SUCH ASST VICE PRESIDENT BEING AUTHORIZED SO TO DO EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SUBSCRIBING THE NAME OF THE SAID CORPORATION BY HIMSELF AS ASST VICE PRESIDENT AND HAVING ATTACHED THERETO THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE OFFICES IN NASHVILLE,TENNESSEE, THIS 10 DAY OF OCT., 1940.

(SEAL) G.H.BOOKER,
NOTARY PUBLIC.

MY COM.EX.JAN.7, 1942.

U.S.R.S. $0.55
RECD NOV.12, 1940 AT 9:20 A.M.
MM