NUMBER 49458 RECORDED NOV. 20, 1940. HENRIETTA HOWELL, A WIDOW, ET ALS TO GERTRUDE HOWELL SAWYERS.

47952 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1142

For and in consideration of the sum of ONE DOLLAR ($1.00) DOLLAR

PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE LOVE AND AFFECTION WHICH WE BEAR TO GERTRUDE HOWELL SAWYERS, WE, HENRIETTA HOWELL, A WIDOW, FANNIE HOWELL JOHNSON, FRANCES HOWELL BATES AND JORDAN HOWELL, JR., BEING THE WIDOW AND THE ONLY SURVIVING HEIRS AT LAW AND NEXT OF KIN OF JORDAN HOWELL, DECEASED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GERTRUDE HOWELL SAWYERS, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO TWO (2) CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1: BEING LOT NO. 25 ON THE PLAN OF THE C. R. BADOUX SUBDIVISION OF PART OF LOT NO. 14 OF THE HARDING LYTLE TRACT, AS OF RECORD IN BOOK NO. 161, PAGE 41, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 25 FRONTS FORTY (40) FEET ON THE NORTHERLY SIDE OF HERMAN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 165½ FEET, MORE OR LESS, TO AN ALLEY.
THIS IS THE SAME PROPERTY WHICH WAS CONVEYED TO WILLIAM T. DIXON BY WARRANTY DEED FROM C. R. BADOUX AND WIFE MARY G. BADOUX, SAID DEED BEARING DATE OF JULY 6, 1901, AND OF RECORD IN BOOK NO. 333, PAGE 208, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
ON THIS LOT IS LOCATED HOUSE NO. 1910 HERMAN STREET.

PARCEL NO. 2: BEING THE WESTERLY 100 FEET OF THE SOUTHERLY PART OF LOT NO. 5 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 4 OF THE ELIZABETH HARDING LYTLE TRACT, AS OF RECORD IN MINUTE BOOK 25, PAGE 453, CHANCERY COURT AT NASHVILLE.
SAID PART OF LOT NO. 5 FRONTS ONE HUNDRED (100) FEET ON THE NORTHERLY SIDE OF HERMOSA STREET, AND RUNS BACK BETWEEN PARALLEL LINES 162½ FEET, MORE OR LESS, TO AN ALLEY.
THIS IS THE SAME PROPERTY WHICH WAS CONVEYED TO W. T. DIXON AND WIFE MARY DIXON BY DEED FROM JAMES A. KENNEDY AND WIFE LULA KENNEDY, SAID DEED BEARING DATE OF FEBRUARY 17, 1912, AND OF RECORD IN BOOK NO. 529, PAGE 333, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
ACCORDING TO OUR INFORMATION THE SAID W. T. DIXON DIED IN NASHVILLE, TENNESSEE, ON JANUARY 25, 1936, WITHOUT LEAVING A WILL, HIS WIFE MARY DIXON, HAVING DIED SEVERAL YEARS BEFORE HIS DEATH. AT THE TIME OF HIS DEATH HE WAS A WIDOWER, HIS WIFE EMMA DIXON, HAVING PREDECEASED HIM ABOUT 3 YEARS. THERE WAS NO CHILD OR CHILDREN BORN TO EITHER OF SAID MARRIAGES. HE LEFT AS HIS NEXT OF KIN AND ONLY SURVIVING HEIRS AT LAW TWO SISTERS, LENA DIXON AND RACHEL TILLMAN, TWO NIECES, SALLIE MEADOWS AND GERTRUDE WOODARD AND ONE NEPHEW, JORDAN HOWELL. THE SAID JORDAN HOWELL DIED ON SEPTEMBER 30, 1940, IN NASHVILLE, TENNESSEE, WITHOUT LEAVING A WILL, AND LEFT AS HIS ONLY SURVIVING HEIRS AT LAW HIS WIDOW, HENRIETTA HOWELL, AND THE FOLLOWING CHILDREN, GERTRUDE HOWELL SAWYERS, FANNIE HOWELL JOHNSON, JORDAN HOWELL, JR. AND FRANCES HOWELL BATES, ALL OF WHOM ARE OVER TWENTY-ONE YEARS OF AGE. THE SAID SALLIE MEADOWS, GERTRUDE WOODARD AND JORDAN HOWELL, NOW DECEASED, WERE THE CHILDREN AND THE ONLY SURVIVING HEIRS AT LAW OF LOU HOWELL, A SISTER OF THE SAID W. T. DIXON, SHE HAVING DIED BEFORE THE DEATH OF THE SAID W. T. DIXON.

ON SAID PARCEL OF LAND NO. 2 ARE LOCATED HOUSES NOS. 2208 AND 2210 HERMOSA STREET.

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GERTRUDE HOWELL SAWYERS, HER, heirs and assigns, forever, and WE do covenant with the said GERTRUDE HOWELL SAWYERS 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 A MORTGAGE OF APPROXIMATELY $200.00 AND CITY AND STATE AND COUNTY TAXES FOR SEVERAL YEARS, AND OUR INTEREST IN SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME AND SUBJECT TO ANY OTHER ENCUMBRANCE.

And WE HENRIETTA HOWELL, A WIDOW, FANNIE HOWELL JOHNSON, FRANCES HOWELL BATES AND JORDAN HOWELL, JR. do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GERTRUDE HOWELL SAWYERS, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S. this 4TH day of NOVEMBER, 19 40.

Witness: HENRIETTA HOWELL
FANNIE HOWELL JOHNSON
FRANCES BATES
JORDAN HOWELL, JR.

MISSOURI, CITY OF ST. LOUIS.

STATE OF ~~TENNESSEE, DAVIDSON COUNTY~~

Personally appeared before me, HAZEL SELVEY a Notary Public in and for said County and State, the within-named FANNIE HOWELL JOHNSON, 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 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~~, ST. LOUIS, MISSOURI, this 15 day of NOVEMBER, 19 40.

Commission Expires 26 day of APRIL, 19 41

(Seal.) HAZEL SELVEY
Notary Public.

STATE OF OHIO, COUNTY OF CUYAHOGA.

PERSONALLY APPEARED BEFORE ME, MILTON RUBINSTEIN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED HENRIETTA HOWELL, FRANCES HOWELL BATES AND JORDAN HOWELL, JR., THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 4 DAY OF NOVEMBER, 1940.
MILTON RUBINSTEIN (SEAL) MILTON RUBINSTEIN, NOTARY PUBLIC
NOTARY PUBLIC.
MY COMMISSION EXPIRES JAN. 31, 1943.
RECEIVED NOV. 19, 1940, AT 9:45 A.M.

NUMBER 49580 RECORDED NOV 21, 1940 CARL LEON NEGLEY ET UX TO R.L. MANNIS, ET UX

47952 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1142

For and in consideration of the sum of TWENTY-THREE HUNDRED AND NO/100 ($2300.00) DOLLARS CASH IN HAND PAID BY R.L. MANNIS AND WIFE GERTRUDE TATE MANNIS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, CARL LEON NEGLEY, CLARA NEGLEY FELDKIRCHER, AND SANFORD NEGLEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.L. MANNIS AND WIFE GERTRUDE TATE MANNIS, 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. 9 ON THE PLAN OF D.D. PHILLIPS SILVERDENE PARK SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MAIN STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF A 7 FOOT ALLEY 170 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO CARL LEON NEGLEY, CLARA NEGLEY (NOW) FELDKIRCHER, AND SANFORD NEGLEY, BY DEED FROM B.R. KENNEDY AND WIFE, OF RECORD IN BOOK 460 PAGE 448, SAID REGISTER'S OFFICE.

X(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 CLAIRE NEGLEY FELDKIRCHER THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 20 DAY OF NOVEMBER, 1940.

(SEAL) E.A. CLARK, NOTARY PUBLIC

COM EXPIRES OCT 6 1942)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R.L. MANNIS AND WIFE GERTRUDE TATE MANNIS, THEIR, heirs and assigns, forever, and WE do covenant with the said R.L. MANNIS AND WIFE, GERTRUDE TATE MANNIS 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 1940 TAXES WHICH THE SAID R.L. MANNIS AND WIFE GERTRUDE TATE MANNIS DO HEREBY ASSUME AND AGREE TO PAY.

And WE, CARL LEON NEGLEY, CLARA NEGLEY FELDKIRCHER, AND SANFORD NEGLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said R.L. MANNIS ET UX GERTRUDE TATE MANNIS, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S this 15TH day of NOVEMBER, 19 40.

Witness XXX

CARL LEON NEGLEY
CLAIRE NEGLEY FELDKIRCHER
SANFORD NEGLEY

LOUISIANA PARRISH OF ORLEANS.

STATE OF ~~TENNESSEE, DAVIDSON COUNTY~~

Personally appeared before me, ETHEL M. RENNYSON a Notary Public in and for said County and State, the within-named CARL LEON NEGLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from X said husband, and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, ~~NEW ORLEANS, LOUISIANA~~ this 18TH day of NOVEMBER, 19 40.

Commission Expires ~~AT DEATH~~

(Seal.) ETHEL M. RENNYSON
Notary Public.

STATE OF VIRGINIA COUNTY OF NORFOLK

PERSONALLY APPEARED BEFORE ME, FRANCES RIPLEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED SANFORD NEGLEY THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NORFOLK VIRGINIA, THIS - DAY OF NOVEMBER 19 1940.
COM. EXPIRES FEB 3 1943 (SEAL) FRANCES RIPLEY, NOTARY PUBLIC
U.S.R.S. $2.75

SEE X FOR ACK.

REC'D NOV 20, 1940 AT 3:13 P.M.