348 NUMBER 45160 RECORDED SEPT. 10, 1940. JOSEPH C. PIERCE, ET UX TO JAMES A. HUTCHISON, JR.

ABOOD MARSHALL & BRUCE CO NASHVILLE

Book No. 1148

For and in consideration of the sum of FOUR HUNDRED FIFTY AND NO/100 ($450.00) DOLLARS,

CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND THE ASSUMPTION, BY THE HEREINAFTER NAMED GRANTEE, OF THE PRINCIPAL BALANCE OF AN ORIGINAL INDEBTEDNESS OF $2700.00 EXECUTED BY JOSEPH C. PIERCE AND WIFE MILDRED M. PIERCE TO E. A. COVINGTON, TRUSTEE, AND RECORDED IN BOOK 697, PAGE 337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE: JOSEPH C. PIERCE AND WIFE MILDRED M. PIERCE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES A. HUTCHISON, JR., HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 21 OF BLOCK "B" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 21 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF WILLIAMS TERRACE, 140 FEET TO A DEAD LINE.

BEING THE SAME PRIPERTY CONVEYED TO JOSEPH C. PIERCE AND WIFE, MILDRED M. PIERCE, BY DEED FROM W. D. DUTTON AND WIFE, OF RECORD IN BOOK 1160, PAGE 64, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1940 TO BE PRO-RATED.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIVE COVENANTS WHICH WERE BINDING ON THE ORIGINAL PURCHASER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAMES A. HUTCHISON, JR., HIS ....., heirs and assigns, forever, and WE do covenant with the said JAMES A. HUTCHISON, JR. 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 AS HEREINBEFORE SET OUT.

And WE: JOSEPH C. PIERCE AND WIFE MILDRED M. PIERCE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES A. HUTCHISON, JR., HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 7TH. day of SEPTEMBER, 1940.

JOSEPH C. PIERCE

MILDRED M. PIERCE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within-named JOSEPH C. PIERCE AND WIFE MILDRED M. PIERCE

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 X 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 7TH day of SEPTEMBER, 1940.

Commission Expires 4 day of APR., 1943 (Seal.) HUGH J. BRADLEY,
Notary Public.

U.S.R.S. 10.55

RECEIVED SEPT. 10, 1940, AT 11:06 A.M.