2 NUMBER 45285 RECORDED SEPT 12, 1940 ERNEST W. BENZ, TR TO EDWARD WINTON GRIMES, ET UX

STOBE MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of FORTY FIVE HUNDRED & NO/100 ($4500.00) DOLLARS

CASH IN HAND PAID BY EDWARD WINTON GRIMES AND WIFE, DAISY MAI VINCENT GRIMES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ERNEST W. BENZ, TRUSTEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EDWARD WINTON GRIMES AND WIFE, DAISY MAI VINCENT GRIMES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

BEING THE SOUTHWESTERLY PART OF LOT NO. 65, AND BEING A PART OF BLOCK "D" ON THE MAP OF THE PROPOSED SUBDIVISION OF THE R. M. DUDLEY 30 ACRE TRACT ON WILLIAMS FERRY ROAD, WHICH BLOCK "D" IS SHOWN OF RECORD IN BOOK 421, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 65 IS DESCRIBED ACCORDING TO AN UNREGISTERED COPY OF A SURVEY OF BLOCK "A" "B" "C" AND "D" MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 14, 1913, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF RIVERSIDE BOULEVARD, THE COMMON CORNER OF LOTS NOS. 65 AND 66; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHEASTERLY 170 FEET TO AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY NORTHEASTERLY AROUND A CURVE 50 FEET TO THE COMMON CORNER OF LOTS NOS. 64 AND 65; THENCE NORTHWESTERLY 170 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF SAID RIVERSIDE BOULEVARD WHICH POINT IS 10 FEET SOUTHWEST OF THE COMMON CORNER OF LOTS NOS. 64 AND 65 ON SAID UNREGISTERED PLAN; THENCE WITH THE MARGIN OF SAID BOULEVARD SOUTHWESTERLY, AROUND A CURVE, 70 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY COVEYED TO ERNEST W. BENZ, TRUSTEE FOR JOSEPHINE R. BENZ, A WIDOW, BY DEED FROM BERTHA J. BENZ OF RECORD IN BOOK 1101. PAGE 568 SAID REGISTER'S OFFICE.

TAXES FOR YEAR 1940 HAVING BEEN PRO RATED AND SETTLEMENT MADE THEREFOR BY THE GRANTOR, THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY SAME.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EDWARD WINTON GRIMES AND WIFE, DAISY MAI VINCENT GRIMES, THEIR, heirs and assigns, forever, and I do covenant with the said EDWARD WINTON GRIMES AND WIFE, DAISY MAI VINCENT GRIMES 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 MENTIONED

And I, ERNEST W. BENZ, TRUSTEE do further covenant and bind MYSELF, MY SUCCESSORS, heirs and representatives, to warrant and forever defend the title to said land to the said EDWARD WINTON GRIMES AND WIFE, DAISY MAI VINCENT GRIMES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 10TH day of SEPTEMBER 1940

Witness: ERNEST W. BENZ, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY MCINTYRE a Notary Public in and for said County and State, the within-named ERNEST W. BENZ, TRUSTEE 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 X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by X 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 10 day of SEPTEMBER, 1940

Commission Expires XXXXX 1-6-43, 19 (Seal.) MARY MCINTYRE Notary Public.

U.S.R.S. $4.95
REC'D SEPT 11, 1940 AT 3;48 P.M.

NUMBER 37182 RECORDED APR 29, 1940 . PEARL E. THOMAS TO HARRY D. PAGE, ET UX 3

STOBE MARSHALL & BRUCE CO. NASHVILLE

J. M. S.

Book No. 1157

For and in consideration of the sum of TWO THOUSAND FIVE HUNDRED ($2,500.00) AND NO/100 DOLLARS PAID AND TO BE PAID BYHARRY D. PAGE AND WIFE, FLOSSIE PAGE, AS FOLLOWS: $200.00 CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; AND FOR PART OF THE REMAINDER THE SAID HARRY D. PAGE AND WIFE, FLOSSIE PAGE ASSUME AND AGREE TO PAY THE BALANCEOF $1746.21 OF AN ORIGINAL INDEBTEDNESS OF $2348.80 DUE THE HOME OWNERS LOAN CORPORATION, DATED OCTOBER 21, 1933, PAYABLE IN MONTHLY INSTALLMENTS WITH INTEREST AND SECURED BY DEED OF TRUST EXECUTED BY MINNIE G. BLACKBURN AND HUSBAND TO CHARLES H. LITTERER, TRUSTEE, OF RECORD IN BOOK 832, PAGE 358 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE; AND FOR THE BALANCE THE SAID HARRY D. PAGE AND WIFE, FLOSSIE PAGE HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE IN THE SUM OF $553.79, FALLING DUE TWO YEARS AFTER DATE AND PAYABLE TO THE ORDER OF PEARL E. THOMAS.

SAID NOTE BEARING NO INTEREST UNTIL AFTER MATURITY. SAID NOTE IS DATED APRIL 27, 1940. A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN DESCRIBED TO SECURE THE PAYMENT OF SAID NOTE.

I, PEARL EVELYN THOMAS, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HARRY D. PAGE AND WIFE, FLOSSIE PAGE, 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. 4 AND THE NORTHERLY PART OF LOT NO. 3 ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF LOT NO. 58 AND PART OF LOT NO..59, BROWNSVILLE, AS OF RECORD IN BOOK 547, PAGE 137 OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 50 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE OR BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 205.5 FEET TO A DEAD LINE. SAID PART OF LOT NO. 3 IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF RIVERSIDE DRIVE OR BOULEVARD AT THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 205.5 FEET; THENCE SOUTHWARDLY 10 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RICHARD J. CONNOR, JR; BY DEED FROM WESLEY A. DICKSON OF RECORD IN BOOK 790, PAFE 333, SAID REGISTER'S OFFICE; THENCE WITH SAID CONNOR'S NORTHERLY LINE WESTWARDLY 210 FEET, MORE ORLESS, TO THE EASTERLY MARGIN OF RIVERSIDE DRIVE; THENCE WITH SAID DRIVE NORTHWARDLY 11 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEARL EVELYN THOMAS BY DEED FROM JESSE P. STEWART AND WIFE OF RECORD IN BOOK 1109, PAGE 250, SAID REGISTER'S OFFICE.

PURCHASERS ASSUME TAXES FOR THE YEAR 1940.

BOOK NO. 318 PAGE NO. 104
R.O.D.C., TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HARRY D. PAGE AND WIFE, FLOSSIE PAGE, THEIR, heirs and assigns, forever, and I do covenant with the said HARRY D. PAGE AND WIFE, FLOSSIE PAGE 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.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said HARRY D. PAGE AND WIFE, FLOSSIE PAGE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 27TH day of APRIL 1940

Witness: PEARL E. THOMAS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON a Notary Public in and for said County and State, the within-named PEARL E. THOMAS, A WIDOW 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 X husband, the said X acknowledged the execution of the said instrument to have been done by X 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 APRIL, 1940

Commission Expires 9 day of APR, 1941 (Seal.) E. B. WALTON Notary Public.

U.S.R.S. $1.00
REC'D APR 27, 1940 AT 10;23 A.M.
TP