91000 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of THREE THOUSAND NINE HUNDRED SIXTY FOUR AND 49/100 ($3964.49) DOLLARS PAID AND TO BE PAID BY MABLE CHRISTINE WAGGONER AS FOLLOWS: FIVE HUNDRED ($500.00) AND NO/100 DOLLARS IN CASH, THE RECEIPT OF WHISH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF THE PURCHASE PRICE THE SAID MABLE CHRISTINE WAGGONER AGREED TO ASSUME AND PAY THE REMAINDER OF A LOAN HELD BY THE HOME OWNERS' LOAN CORPORATION; SAID REMAINDER BEING IN THE SUM OF $3464.49, AND PAYABLE IN MONTHLY INSTALLMENTS OF $34.63 INCLUDING PRINCIPAL PAYMENT, INTEREST, TAXES, AND INSURANCE. SAID LOAN SECURED AND DESCRIBED IN DEED OF TRUST EXECUTED BY THOMAS J. WAGGONER TO CHAS. H. LITTERER, TRUSTEE, AS OF RECORD IN BOO -- PAGE -- RO.D.C. TENNESSEE.

I, THOMAS J. WAGGONER, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MABLE CHRISTINE WAGGONER, AN UNMARRIED WOMAN, HER HEIRS AND ASSIGNS, A CERTAIN TRACT ORPARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 5 AND 6 ON THE PLAN OF THE FIRST SUBDIVISION OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 112, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 111 FEET ON THE WESTERLY SIDE OF THE PORTER PIKE AS WIDENED, AND RUNS BACK 73 FEET, 9 INCHES, MORE OR LESS, ON THE SOUTHERLY LINE, AND 121 FEET, MORE OR LESS, ON THE NORTHERLY LINE TO THE EASTERLY LINE OF LOT NO. 6, AND SHOWS 100 FEET ON SAID REAR LINE. SAID LOT NO. 6 FRONTS 100 FEET ON THE EASTERLY SIDE OF GENTRY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE WESTERLYERLY LINE OF LOT NO. 5. BEING THE SAME PROPERTY CONVEYED TO THOMAS J. WAGGONER, AND WIFE, ELSIE BADER WAGGONER, BY DEED OF W. W. BENZ AND WIFE, AS OF RECORD IN BOOK 579, PAGE 331, OF SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MABLE CHRISTINE WAGGONER, AN UNMARRIED WOMAN, HER, heirs and assigns, forever, and I do covenant with the said MABLE CHRISTINE WAGGONER 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 HEREIN MENTIONED AND THE TAXES FOR THE YEAR 1940.

And I, THOMAS J. WAGGONER, A WIDOWER, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MABLE CHRISTINE WAGGONER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 11TH day of MAY 1940

Witness: THOMAS J. WAGGONER

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, E. H/ PARKER a Notary Public in and for said County and State, the within-named THOMAS J. WAGGONER the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.
And X X X wife of the said X, having appeared before me privately and apart from X husband, the said X 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 11 day of MAY, 1940
Commission Expires XXXX 1/3/44, 19 (Seal.) E. H. PARKER
Notary Public.

U.S.R.S. 50¢
REC'D MAY 11, 1940 AT 10;20 A.M.
TP

Book No. 1157

For and in consideration of the sum of FOUR HUNDRED ($400.00) AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CLARA PEARL GALBREATH, A WIDOW, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. A. SMITHSON AND WIFE ESTELLE W. SMITHSON, THEIR HEIRS AND 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. 18 ON THE MAP OF COLLEGE HEIGHTS AS OF RECORD IN BOOK 332, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 18 FRONTS 50 FEET ON THE WESTERLY SIDE OF NOLENSVILLE PIKE AND RU S BACK BETWEEN PARALLEL LINEA 160 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO W. G. GALBREATH AND WIFE, CLARA PEARL GALBREATH, THE SAID W. G. GALBREATH, DIED JUNE 22, 1939. BY DEED FROM J. F. VESTER, SR AND WOFE OF RECORD IN BOOK 1019, PAGE 600 SAID REGISTER'S OFFICE.
PURCHASER ASSUMES TAXES FOR THE YEAR 1940.

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. A. SMITHSON AND WIFE ESTELLE W. SMITHSON, THEIR, heirs and assigns, forever, and I do covenant with the said J. A. SMITHSON AND WIFE ESTELLE W. SMITHSON 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, CLARA PEARL GALBREATH do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said J. A. SMITHSON AND WIFE ESTELLE W. SMITHSON, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 9 day of MAY 1940.

Witness: CLARA PEARL GALBREATH

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, J. L. GILLIAM a Notary Public in and for said County and State, the within-named CLARA PEARL GALBREATH, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that I 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 X voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

X
Witness my hand and official seal at Nashville, Tennessee, this 10TH day of MAY, 1940
Commission Expires 4 day of OCT, 1941 (Seal.) J. L. GILLIAM
Notary Public.

U.S.R.S. 50¢
REC'D MAY 10, 1940 AT 3;25 P.M.
TP