SIGNS MARSHALL & BRUCE CO., NASHVILLE

Book No. 1157

For and in consideration of the sum of ONE AND 00/100 CASH IN HAND PAID BY W. W. CUNDALL, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, WE, R. W. CUNDALL AND WIFE DORA H. CUNDALL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. W. CUNDALL, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOW IT:

BEING A TRACT OF LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE THEREOF ON JUNE 17, 1940, BY JOHN SETTERS, SURVEYOR, AS FOLLOWS:

BEGINNING AT THE N. E. CORNER OF A TRACT OF LAND CONVEYED TO W. G. CUNDALL BY R. W. CUNDALL IN THE CENTER OF A ROAD; THENCE N. 17 DEG. E. 224 FEET, CENTER OF SAME; THENCE LEAVING ROAD SOUTH 33½ DEG. E. 405 FEET TO JOHN HOLZAPHEL LINE; THENCE WITH HIS LINE S. 58 DEG. W 224 FEET TO W. G. CUNDALL'S SOUTHEAST CORNER; THENCE WITH HIS LINE NORTH 33 DEG. W 453 FEET TO THE BEGINNING, ANDCONTAINING 2.1 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO R. W. CUNDALL BY DEED FROM DELTA TREPPARD, ET AL, RECORDED IN BOOK 553 PAGE 598 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 W. W. CUNDALL, HIS, heirs and assigns, forever, and WE do covenant with the said W. W. CUNDALL 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.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. W. CUNDALL, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 26TH day of JUNE 1940.

Witness:

R. W. CUNDALL
DORA H. CUNDALL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JAS K. HEAD a Notary Public in and for said County and State, the within-named R. W. CUNDALL AND WIFE DORA H. CUNDALL 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 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 26TH day of JUNE, 19 40

Commission Expires XXXXXXXXX 10-4-42, 19 (Seal.) JAS. K. HEAD

Notary Public.

U.S.R.S. $1.10
REC'D JUL 27, 1940 AT 9;45 A.M/

Book No. 1157

For and in consideration of the sum of SIX HUNDRED AND FIFTY AND NO/100 ($650.00) DOLLARS CASH PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES W. BIGGERS, JR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES F. HAGER, JR AND WIFE KITTY S. HAGER, 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. 11 OF BLOCK NO. 2 ON THE PLAN OF STOKES TRACT, AS OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 11 FRONTS 100 FEET ON THE EASTERLY SIDE OF WOODLAWN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF SHARONDALE ROAD 181 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. BIGGERS, JR, BY DEED FROM MRS. FRANCES VAUGHAN AND HUSBAND, OF RECORD IN BOOK 1085, PAGE 400, SAID REGISTER'S OFFICE.

SUBJECT TO RESTRICTIVE COVANANTS CONTAINED IN AN INSTRUMENT EXECUTED BY E. L. HAMPTON, OF RECORD IN BOOK 1001, PAGE 624, R.O.D.C. TENN. A COPY OF WHICH IS SETOUT IN THE GUARANTY OF TITLE.

ALSO, RESTRICTIVE COVANANTS CONTAINED IN DEED FROM E. L. HAMPTON AND WIFE TO MRS. FRANCES VAUGHAN, OF RECORD IN BOOK 1045, PAGE 23, R.O.D.C. TENN. A COPY OF WHICH IS CONTAINED IN GUARANTY OF TITLE. IT IS UNDERSTOOD AND AGREED THAT A WATER TAP GOES WITH SAID LOT WITHOUT COST TO SAID JAMES F. MAGER JR AND WIFE.

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 F. HAGER, JR AND WIFE KITY S. HAGER, THEIR, heirs and assigns, forever, and I do covenant with the said JAMES F. HAGER JR AND WIFE KITTY S. HAGER that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.
EXCEPT THE TAXES FOR 1940, WHICH HAS BEEN PRO RATED AS OF AUG 1ST, 1940.

And I, JAMES W. BIGGERS, JR do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JAMES F. HAGER, JR AND WIFE, KITTY S. HAGER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this - day of JULY 1940.

Witness:

JAMES W. BIGGERS, JR

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 JAMES W. BIGGERS, JR, UNMARRIED 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 XX 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 26 day of JULY, 19 40

Commission Expires 9 day of APR, 19 41 (Seal.) E. B. WALTON

Notary Public.

U.S.R.S. $1.10
REC'D JUL 27, 1940 AT 9;15 A.M.