51050 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of ONE ($1.00) DOLLAR PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE EXCHANGE OF OTHER REAL ESTATE, WE, LENA DIXON UNMARRIED, AND RACHEL TILLMAN, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SALLIE MEADOWS, GERTRUDE WOODARD AND GERTRUDE HOWELL SAWYERS IN EQUAL SHARES, THEIR HEIRS AND ASSIGNS ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

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. REFERENCE IS HEREBY MADE TO DEED FROM HENRIETTA HOWELL, A WIDOW, AND OTHERS TO GERTRUDE HOWELL SAWYERS BEARING DATE OF NOVEMBER 4, 1940, AND OF RECORD IN BOOK NO. 1142, PAGE 354 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ON THIS LOT IS LOCATED HOUSE NO. 1910 HERMAN STREET. THE SAID WILLIAM 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 WILLIAM T. DIXON, SHE HAVING DIED BEFORE THE DEATH OF THE SAID WILLIAM T. DIXON. HENRIETTA HOWELL, WIDOW OF JORDAN HOWELL, DECEASED, AND FANNIE HOWELL JOHNSON, JORDAN HOWELL, JR, AND FRANCES HOWELL BATES, CHILDREN OF JORDAN HOWELL, DECEASED, CONVEYED THEIR INTEREST IN SAID PROPERTY TO GERTRUDE HOWELL SAWYERS, DAUGHTER OF JORDAN HOWELL, DECEASED, BY DEED BEARING DATE OF NOVEMBER 4, 1940, AND OF RECORD IN BOOK NO. 1142, PAGE 354, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 SALLIE MEADOWS, GERTRUDE WOODARD AND GERTRUDE HOWELL SAWYERS, IN EQUAL SHARES THEIR, heirs and assigns, forever, and WE do covenant with the said SALLIE MEADOWS, GERTRUDE WOODARD AND 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 CITY TAXES FOR 1938, 1939 AND 1940 AND STATE AND COUNTY TAXES FOR 1937 1938, 1939 AND 1940 AND THE INDEBTEDNESS SECURED BY DEED OF TRUST FROM LENA DIXON AND OTHERS TO WILLIAM COPELAND, TRUSTEE OF RECORD IN BOOK NO. 801 PAGE 293, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, 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 SALLIE MEADOWS, GERTRUDE WOODARD AND GERTRUDE HOWELL SAWYERS, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 13TH day of DECEMBER 1940

Witness: BAXTER CATO

LENA DIXON
RACHEL TILLMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MISS ALLIE TATE a Notary Public in and for said County and State, the within-named LENA DIXON AND RACHEL TILLMAN 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 13TH day of DECEMBER, 1940

Commission Expires 30 day of JANUARY, 1943 (Seal.) MISS ALLIE TATE
QUALIFIED IN DAVIDSON COUNTY COURT NOTARY Notary Public.
BOND BOOK 15, PAGE 37, UNDER CHAPTER 193, PUBLIC ACTS 1935

U.S.R.S. 55¢
REC'D DEC 14, 1940 AT 9;46 A.M.

Book No. 1157

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS CASH IN HAND PAID BY HUGHY HIBDON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE EXCHANGE OF CERTAIN REAL ESTATE DEED TO WHICH OF EVEN DATE HEREWITH EXECUTED BY THE SAID HUGHBY HIBDON AND WIFE TO ALBERT BURCH AND WIFE LIZZIE BURHC THIS DAY EXECUTED AND DELIVERED. WE, ALBERT BURCH AND WIFE LIZZIE BURCH HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HUGHY HIBDON HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING PART OF LOT EIGHTEEN (18) ON THE PLAN OF THE GEORGIA INDUSTRIAL COMPANY'S NORTH NASHVILLE PROPERTY, AND DESCRIBED AS BEGINNING ON THE WESTERLY MARGIN OF 24TH AVENUE NORTH AT A POINT 150 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT NO EIGHTEEN (18) IN SAID PLAN WHICH IS OF RECORD IN BOOK NO. 421, PAGE 188 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THENCE FROM SAID BEGINNING POINT AND NORTHERLY WITH SAID WEST MARGIN OF 24TH AVENUE NORTH FIFTY (50) FEET TO A POINT; THENCE WESTERLY 150 FEET AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 18 AS AFORESAID; THENCE SOUTHERLY AND PARALLEL WITH SAID 24TH AVENUE NORTH, FIFTY (50) FEET TO A POINT; THENCE EASTERLY 150 FEET TO THE PLACE OF THE BEGINNING, THIS BEING PART OF THE SAME PROPERTY CONVEYED TO THE SAID ALBERT BURCH AND WIFE LIZZIE BURCH BY DEED OF RECORD IN BOOK NO. 584, PAGE 231 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HUGHY HIBDON, HIS, heirs and assigns, forever, and WE do covenant with the said HUGHY HIBDON 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 BY AN INDEBTEDNESS OF ABOUT $240.00 WHICH INDEBTEDNESS IS ON THE WITHIN CONVEYED LOT TOGETHER WITH OTHER REAL ESTATE, BUT WE THE GRANTORS HEREOF HEREBY BIND OURSELVES TO PAY OFF ALL INDEBTEDNESS AND HAVE SAME RELEASED AT OUR EXPENSE AND, WE ALBERT BURCH AND WIFE LIZZIE BURCH do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said HUGHY HIBDON, HIS, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 13TH day of DECEMBER 1940.

Witness:

ALBERT BURCH
LIZZIE BURCH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DOTSON BATSON a Notary Public in and for said County and State, the within-named ALBERT BURCH AND WIFE LIZZIE BURCH 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 13 day of DECEMBER, 1940

Commission Expires 5 day of APRIL, 1942 (Seal.) DODSON BATSON Notary Public.

U.S.R.S. 55¢
REC'D DEC 13, 1940 AT 2;32 P.M.