30 NUMBER 59048
M.J.F.DAVIS, ET UX.,

RECORDED MAY 7, 1941.
TO JAMES L.CARTER, ET UX.

51883 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of ONE HUNDRED AND NO/100 ($100.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ASSUMPTION OF A NOTE IN THE SUM OF $6,000.00 SECURED BY DEED OF TRUST DATED JULY 7, 1938 BY MAHLON J.F.DAVIS AND WIFE, MARY OPHELIA DAVIS TO JOSEPH A.LIVINGSTON, TRUSTEE, TO SECURE TO THE NORTH-WESTERN MUTUAL LIFE INSURANCE COMPANY THE PAYMENT THEREOF. THE SAID NOTE BEING PAYABLE AS FOLLOWS: $500.00 IN FIVE INSTALLMENTS OF $100.00 EACH, PAYABLE 5 YEARS FROM DATE AND ANNUALLY THEREAFTER, AND THE REMAINING $5,500.00 10 YEARS FROM DATE OF JULY 7, 1948, WITH INTEREST AT 4½% PAYABLE SEMI-ANNUALLY. THE FIRST $100.00 INSTALLMENT BEING PAYABLE JULY 7, 1943.

ALSO, JAMES L.CARTER AND WIFE, LEAH CARTER HAVE THIS DAY DEEDED TO MAHLON J.F. DAVIS AND WIFE, MARY OPHELIA DAVIS, HOUSE AND LOT LOCATED ON 28TH. AVE. SOUTH AND BEING LOT 19, BLOCK 5 FAIRFAX SUBDIVISION AND BEING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

WE, MAHLON J.F.DAVIS AND WIFE, MARY OPHELIA DAVIS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES L.CARTER AND WIFE, LEAH CARTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 12TH, FORMERLY 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A TRACT SITUATED ABOUT 6 MILES NORTH OF NASHVILLE, KNOWN AS THE SOUTH PART OF LOT NO.1, ALLOTED TO JOSEHP H. HYDE, IN PARTITION OF THE REAL ESTATE OF RICHARD HYDE, DECEASED, A PLAT OF WHICH IS RECORDED ON PAGE 120 OF MINUTE BOOK "H", OF THE COUNTY COURT OF DAVIDSON COUNTY, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE EAST FORK OF WHITES CREEK AT THE COMMON CORNER BETWEEN LOTS 1 AND 2 ON THE PLAT ABOVE REFERRED TO, AND RUNNING WITH THE CENTER OF THE EAST FORK OF WHITES CREEK, ACCORDING TO SAID PLAT AS FOLLOWS:

S. 26 DEGREES E. 24 POLES, S. 44 DEGREES E. 19 POLES, S. 76 DEGREES E. 32 POLES, N. 84½ DEGREES E. 4.4 POLES, S. 75½ DEGREES E. 36.45 POLES, N. 74 DEGREES E. 68 POLES TO THE SOUTHEAST CORNER OF SAID LOT NO.1; THENCE LEAVING THE CREEK N. 16.6 POLES; THENCE N. 85 DEGREES W. 5.60 POLES; THENCE S. 78½ DEGREES W. 48 POLES; THENCE N. 81 DEGREES W. 47.24 POLES; THENCE S. 85 DEGREES W. 12.32 POLES; THENCE N. 9 DEGREES W. 18.64 POLES; THENCE N. 21 DEGREES W. 40 POLES; THENCE N. ¾° EAST ABOUT 72.55 POLES TO A STONE AND HACKBERRY IN MARY FLETCHER'S HEIRS LINE, THE SOUTHEAST CORNER OF 22 ACRES AND 3 POLES OF LAND CONVEYED BY JOSEHP H. HYDE AND JAMES WHITWORTH, TRUSTEE, TO A.S.ARMSTRONG BY DEED OF RECORD IN BOOK 42, PAGE 795, R.O.D.C.TENNESSEE; THENCE S. 87 DEGREES W. 78.20 POLES, WITH THE LINE OF SAID ARMSTRONG'S LAND TO A STONE, HIS SOUTHWEST CORNER IN THE EAST LINE OF A TRACT OF 70 ACRES OF LAND CONVEYED BY JAMES WHITWORTH, TRUSTEE, TO RICHARD HYDE BY DEED OF RECORD IN SAID R.O. IN BOOK 38, PAGE 128; THENCE WITH THE EAST LINE OF SAID 70 ACRES, S. ABOUT 1½ DEGREES E. 36 POLES TO A STONE, THE N.E.CORNER OF LOT 2 ON THE PLAN ABOVE REFERRED TO ; THENCE S. 2½ DEGREES E. 101.68 POLES WITH THE EAST LINE OF SAID LOT 2 TO THE BEGINNING, CONTAINING 100 ACRES AND 157 POLES, MORE OR LESS, EXCEPTING THEREFROM A STRIP OF LAND 12 FEET BY 30 FEET, OFF THE NORTHWEST CORNER OF SAID TRACT CONVEYED TO W.B.JENNINGS AND WIFE, BY DEED FROM ANNA C.COLLET AS OF RECORD IN BOOK 505, PAGE 141, SAID R.O.D.C.,TENNESSEE. THE PREMISES HEREBY CONVEYED CONTAIN AFTER SUCH EXCEPTION 100.89 ACRES, MORE OR LESS, SUBJECT TO EASEMENT FOR PUBLIC HIGHWAYS.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM GEORGE T. PEARSON AND WIFE, ANNIE L.PEARSON, TO M.J.F.DAVIS AND WIFE, MARY OPHELIA DAVIS, AS OF RECORD IN BOOK 923, PAGE 107, SAID REGISTERS 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 JAMES L.CARTER AND WIFE, LEAH CARTER, THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES L.CARTER AND WIFE, LEAH CARTER that WE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered. ,ESCEPT THE LOAN ABOVE SET OUT AND THE TAXES FOR 1941 WHICH TAXES HAVE BEEN PRO-RATED AS OF APRIL 25, 1941.

And WE, MAHLON J.F.DAVIS AND WIFE, MARY OPHELIA DAVIS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES L.CARTER AND WIFE, LEAH CARTER, , THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S., this 26TH day of APRIL, 1941.

MAHLON J.F.DAVIS

MARY OPHELIA DAVIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. L.B.STOW, a Notary Public in and for said County and State, the within-named MAHLON J.F.DAVIS AND WIFE, MARY OPHELIA DAVIS, 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 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 APRIL, 1941.

Commission Expires 29 day of JULY, 1941. (Seal.) MRS. L.B.STOW, Notary Public.

U.S.R.S. $7.70
RECD MAY 7, 1941 AT 11:00 A.M.
MM

NUMBER 59127
MRS. LILLIAN CULLUM,

RECORDED MAY 9, 1941.
TO MRS.L.L.STEPHENSON.

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51883 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of ($1250.00) TWELVE HUNDRED FIFTY & NO/100THS DOLLARS CASH IN HAND PAID BY MRS.L.L.STEPHENSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, MRS.LILLIAN CULLUM, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS.L.L.STEPHENSON, HER 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 THE WESTERLY 125 FEET OF LOT NO.2 OF BLOCK "C" ON THE PLAN OF CLAIRMONT, BEING A REVISED SUBDIVISION OF THE ADELIA NOEL TRACT, AS OF RECORD IN BOOK 974, PAGE 8, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.2 FRONTS 125 FEET ON THE SOUTHERLY SIDE OF CLAIRMONT PLACE AND RUNS BACK 176.7 FEET MORE OR LESS, ON THE EASTERLY LINE AND 176.6 FEET ON THE WESTERLY LINE, WITH THE CENTER LINE OF AN 8-FOOT EASEMENT, TO THE SOUTHERLY LINE OF SAID SUBDIVISION, MEASURING 125 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO O.T.CULLUM AND WIFE, LILLIAN CULLUM, BY DEED FROM R.M. HOUSTON, TRUSTEE, OF RECORD IN BOOK 1132, PAGE 16, SAID REGISTERS OFFICE, THE SAID O.T.CULLUM HAVING SINCE DIED.

GRANTEE ASSUMES THE TAXES ON SAID PROPERTY FOR THE YEAR 1941.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS.L.L.STEPHENSON, HER, heirs and assigns, forever, and I do covenant with the said MRS.L.L.STEPHENSON, 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 BY BUILDING RESTRICTIONS CONTAINED IN THE DEED OF RECORD IN BOOK 833, PAGE 127, R.O.D.C., TENNESSEE, AS MODIFIED BY AN INSTRUMENT OF RECORD IN BOOK 1003, PAGE 511, AND ALSO RESTRICTIVE COVENANTS CONTAINED IN DEED IN BOOK 1001, PAGE 308, R.O.D.C., TENNESSEE, AND EASEMENTS SET OUT IN DEED OF RECORD IN BOOK 974, PAGE 8, R.O.D.C., TENNESSEE.

And I, MRS.LILLIAN CULLUM, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MRS.L.L.STEPHENSON, , HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 1ST day of MAY, 1941.

MRS.LILLIAN CULLUM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON, a Notary Public in and for said County and State, the within-named MRS.LILLIAN CULLUM, 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 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 1ST day of MAY, 1941.

Commission Expires 4 day of APRIL, 1944. (Seal.) LELA RICHARDSON, Notary Public.

U.S.R.S. $1.55
RECD MAY 8, 1941 AT 11:50 A.M.
MM