NUMBER 655 RECORDED JAN 31, 1944 BRUCE A. GRAVES ET UX TO JAMES G. MATTHEWS ET UX

Book No. 1194

For and in consideration of the sum of FIFTY-FIVE HUNDRED AND NO/100 ($5500.00) DOLLARS CASH PAID TO US BY JAMES G. MATTHEWS AND WIFE, MARGARET CELIA MATTHEWS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, BRUCE A. GRAVES AND WIFE, ANNA H.GRAVES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES G. MATTHEWS AND WIFE, MARGARET CELIA MATTHEWS THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY 75 FEET OF LOT NO.101 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.101 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF GREENFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 189.75 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BRUCE A. GRAVES AND WIFE, ANNA H.GRAVES, BY DEED FROM J.AUSTIN DEMONTBREUN AND WIFE, OF RECORD IN BOOK 1082, PAGE 499, 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 JAMES G. MATTHEWS AND WIFE, MARGARET CELIA MATTHEWS,THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES G. MATTHEWS AND WIFE, MARGARET CELIA MATTHEWS 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 FOR YEAR 1944 WHICH HAVE BEEN PRORATED AND THE PAYMENT THEREOF ASSUMED BY THE GRANTEES HEREUNDER

And WE BRUCE A. GRAVES AND WIFE,ANNA H.GRAVES do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES G. MATTHEWS AND WIFE, MARGARET CELIA MATTHEWS,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 31ST day of JANUARY, 19 44.

Witness: BRUCE A. GRAVES

ANNA H.GRAVES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALMA HILL a Notary Public in and for said County and State, the within-named BRUCE A. GRAVES AND WIFE, ANNA H.GRAVES the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said 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 31ST day of JANUARY, 19 44.

Commission Expires 9 day of OCT, 19 45 (Seal.) ALMA HILL Notary Public.

U.S.R.S.$6.05

REC'D JAN 31, 1944 AT 12:30 P.M.

CM

NUMBER 357 RECORDED JAN 24, 1944 NODA HODGE,TR TO MISS NODA HODGE.

Book No. 1194

For and in consideration of the sum of

WHEREAS, ANNIE W. HODGE AND HUSBAND B.J. HODGE, EXECUTED A TRUST DEED TO NODA HODGE TRUSTEE, TO SECURE A NOTE IN THE PRINCIPAL SUM OF THREE-THOUSAND FIVE- HUNDRED ($3,500.00) DOLLARS, WHICH DEED OF TRUST IS OF RECORD IN BOOK 732, PAGE 480 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE; PROVIDING THAT IN THE EVENT SAID NOTE WAS NOT PAID AT MATURITY, AND DEFAULT WAS MADE THEREON, THE TRUSTEE THEREIN NAMED WAS EMPOWERED TO SELL THE PROPERTY THEREIN DESCRIBED AT PUBLIC AUCTION TO THE HIGHEST AND BEST BIDDER FOR CASH, AFTER ADVERTISING SAME FOR 30 DAYS IN SOME NEWS PAPER PUBLISHED IN NASHVILLE,TENNESSEE.

AND DEFAULT HAVING BEEN MADE IN THE PAYMENT OF SAID NOTE, OR ANY PART THEREOF, I, THE UNDERSIGNED TRUSTEE, DID, AFTER ADVERTISING SAID PROPERTY AS PROVIDED BY LAW AND SAID TRUST DEED, BY PUBLICATION FOR 30 DAYS, BY FOUR PUBLICATIONS IN THE NASHVILLE,RECORD, A NEWS PAPER PUBLISHED IN NASHVILLE, TENNESSEE, OFFER SAID PROPERTY AT THE SOUTH DOOR OF THE COURT HOUSE IN NASHVILLE,TENNESSEE, AT 12:00 O'CLOCK, NOON ON THE 22' DAY OF JANUARY 1944, AT PUBLIC AUCTION, WHEN MISS NODA HODGE, BECAME THE PURCHASER AT THE PRICE OF $4500.00 SHE BEING THE HIGHEST AND BEST BIDDER, ALL AS PROVIDED IN SAID TRUST DEED, WHICH SAID SALE WAS MADE SUBJECT TO A TRUST DEED EXECUTED BY THE SAID ANNIE W. HODGE AND HUSBAND B.J. HODGE TO THE AMERICAN NATIONAL INSURANCE COMPANY OF GALVESTON TEXAS, ON WHICH THERE IS A BALANCE OF THE PRINCIPAL SUM OF $1000.00 PAST DUE,

NOW FOR AND INCONSIDERATION OF THE SAID SUM OF FOUR THOUSAND FIVE HUNDRED ($4500.00) DOLLARS CASH IN HAND PAID THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I, THE SAID NODA HODGE, TRUSTEE, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY BARGAIN, SELL TRANSFER AND CONVEY UNTO THE SAID MISS NODA HODGE, ALL THE RIGHT, TITLE, AND INTEREST IN AND TO THE LANDS HEREINAFTER DESCRIBED AND DESCRIBED IN SAID TRUST DEED, UNDER THE POWERS THEREIN EXPRESSED AND GRANTED ME AS SUCH TRUSTEE, THE FOLLOWING DESCRIBED REAL ESTATE, LYING IN THE CITY OF NASHVILLE,DAVIDSON COUNTY, TENNESSEE AND

BEING THE WESTERLY ONE-HALF OF LOT NO.82 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", AS OF RECORD IN BOOK 421 PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID WESTERLY ONE-HALF OF LOT NO.82, FRONTS 50 FEET ON THE NORTHERLY SIDE OF BEECH-WOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

SAID PROPERTY

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NODA HODGE, HER, heirs and assigns, forever, and I do covenant with the said MISS NODA HODGE, 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 PROPERTY THE SAME AND THAT IT IS UNENCUMBERED, EXCEPT AS HEREIN STATED.

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

Witness hand this day of 19

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY SIGNATURE, AS SUCH TRUSTEE, ON THIS Witness: THE 22" DAY OF JANUARY 1944.

NODA HODGE TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOSEPH L. LACKEY a Notary Public in and for said County and State, the within-named NODA HODGE, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. THE EXECUTION OF THE FOREGOING DEED FOR THE PURPOSES THEREIN CONTAINED.

And wife of the said, having appeared before me privately and apart from husband, the said 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. OFFICE IN NASHVILLE,TENNESSEE,THIS JANUARY 22ND 1944.

Witness my hand and official seal at Nashville, Tennessee, this day of, 19

Commission Expires 12 day of JULY, 19 47 (Seal.) JOSEPH L. LACKEY Notary Public.

U.S.R.S.$4.95

REC'D JAN 24, 1944 AT 12:16 P.M.

CM