J.P.I

Book No. 1199

For and in consideration of the sum of SIX THOUSAND AND NO/100 ($6000.00) DOLLARS AS FOLLOWS: ASSUME BALANCE OF LOAN IN THE AMOUNT OF $4647.75, PAYABLE TO THE GUARANTY MORTGAGE COMPANY, RECORDED IN BOOK 697, PAGE 283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ORIGINAL NOTE BEING IN THE AMOUNT OF $4800.00; SIX HUNDRED DOLLARS ($600.00) CASH, AND FOR THE BALANCE OF $752.25 PURCHASERS AGREE TO REPAY AT THE RATE OF $25.00 PER MONTH, PLUS INTEREST AT THE RATE OF 6%. THE PURCHASERS HAVE EXECUTED A NOTE FOR THIS AMOUNT, PAYABLE AS OUTLINED ABOVE, THE FIRST PAYMENT ON THIS NOTE FALLING DUE MARCH 1, 1942, WE, G. WILSON SIMMONDS AND WIFE, DOROTHY B. SIMMONDS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM F. SWATS, JR AND WIFE, MARY LEE SWATS, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 38 TO 42 BOTH INCLUSIVE OF BLOCK "E" ON THE MAP OF THE REVISED PLAN OF THE LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, OF RECORD IN BOOK 843, PAGE 102 OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOTS NOS. 38 TO 42 INCLUSIVE ADJOIN AND FRONT TOGETHER 130 FEET ON THE EASTERLY SIDE OF SCARSDALE ROAD AND RUNS BACK BETWEEN PARALLEL LINES, LOT NO. 42 RUNNING BACK ALONG THE NORTH MARGIN OF WIMBLEDON ROAD, 155 FEET TO A DEAD LINE IN THE REAR. BEING THE SAME PROPERTY CONVEYED TO G. WILSON SIMMONDS AND WIFE, DOROTHY B. SIMMONDS BY DEED FROM LIFE & CASUADTY INSURANCE COMPANY, OF RECORD IN BOOK 1115, PAGE 695 SAID REGISTER'S OFFICE. SUBJECT TO RESTRICTIVE COVENANTS AS SHOWN ON THE REVISED PLAN OF WOODMONT ACRES OF RECORD IN BOOK 843, PAGE 102 REGISTER'S OFFICE 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 WILLIAM F. SWATS, JR AND WIFE, MARY LEE SWATS, THEIR, heirs and assigns, forever, and WE do covenant with the said WILLIAM F. SWATS, JR AND WIFE, MARY LEE SWATS 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 AS OUTLINED IN THIS DEED. TAXES FOR THE YEAR OF 1942 ARE TO BE PRORATED AND ASSUMED BY THE GRANTEES.

And WE, G. WILSON SIMMONDS AND WIFE, DOROTY B. SIMMONDS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM F. SWATS, JR AND WIFE, MARY LEE SWATS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 15TH day of JANUARY 1942.

Witness:

G. WILSON SIMMONDS
DOROTHY B. SIMMONDS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. B. TUCKER a Notary Public in and for said County and State, the within-named G. WILSON SIMMONDS AND WIFE, DOROTHY BL SIMMONDS 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 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 21 day of JANUARY, 1942

Commission Expires 3 day of OCT, 1943 (Seal.) C. B. TUCKER Notary Public.

U.S.R.S. $1.65

REC'D JAN 21, 1942 AT 3;50 P.M.

I certify that I am the true and lawful holder of the claim secured by the instrument within, and hereby acknowledge the satisfaction thereof and discharge the lien thereon. This 4 day of Feb 1943

COUNTY REGISTER

J.A.E.

Book No. 1199

For and in consideration of the sum of ONE ($1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION DOLLARS, THAT I, LIZZIE BLAKEMORE, BEING OF LAWFUL AGE, AND A WIDOW, I, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NATHANIEL C. BLAKEMORE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARTS OF LOTS 27, 28 AND 29 N.E. FOSTER'S ADDITION TO EDGEFIELD NOW EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 21, PAGE1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF NORTH SEVENTH STREET, FORMERLY FOSTER STREET, 110 FEET, NORTH FROM THE NORTHLERY MARGIN OF RAMSEY, FORMERLY GEORGIA STREET, RUNNING THENCE NORTHERLY WITH THE EASTERLY MARGIN OF SAID NORTH SEVENTH STREET, 30 FEET, THENCE EASTERLY AND PARALLEL WITH RAMSEY STREET, 130 FEET, TO THE WESTERLY MARGIN OF A 10 FOOT ALLEY; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF SAID ALLEY 30 FEET; THENCE WESTERLY AND PARALLEL WITH RAMSEY STREET, 130 FEET TO THE BEGINNING.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NATHANIEL C. BLAKEMORE, HIS, heirs and assigns, forever, and I do covenant with the said NATHANIEL C. BLAKEMORE 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 LIZZIE BLAKEMORE do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said NATHANIEL C. BLAKEMORE, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 7 day of JAN 1939

Witness:

LIZZIE BLAKEMORE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, AMBROSE BENNETT a Notary Public in and for said County and State, the within-named LIZZIE BLAKEMORE OF LAWFUL AGE, A WIDOW 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 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 7 day of JAN, 1939

Commission Expires 8 day of APRIL, 1942 (Seal.) AMBROSE BENNETT Notary Public.

REC'D JAN 20, 1942 AT 3;50 P.M.