WEST MARSHALL & BRIDGE CO., NASHVILLE

Book No. 1199

T. P.

For and in consideration of the sum of FIVE AND NO/100 ($5,00) DOLLARS CASH IN HAND PAID, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, AND IN FURTHER CONSIDERATION THE GRANTEES HEREIN, GARNETT MORGAN COOK AND WIFE, NILMAH JANE COOK, HAVE ASSUMED AND AGREE TO PAY AN INDEBTEDNESS IN THE SUM OF $3356,89, OWING TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE. SAID INDEBTEDNESS BEING THE BALANCE OWING ON A NOTE FOR $3400.00, DATED JULY 11TH, 1941, AND SECURED BY A DEED OF TRUST FROM HENRY PAUL NOLEN AND WIFE, TO LOUIS R. LINX, TRUSTEE, OF RECORD IN BOOK 1215, PAGE 308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WE, HENRY PAUL NOLEN AND WIFE, LILY MAY NOLEN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GARNETT MORGAN COOK AND WIFE, NILMAH JANE COOK, 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. 63 ON THE PLAN OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY AS OF RECORD IN BOOK 894, PAGES 640 AND 641, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 63 FRONTS 50 FEET ON THE WESTERLY SIDE OF BAXTER STREET AND RUNS BACK 146 FEET ON THE SOUTHERLY LINE AND 147 FEET ON THE NORTHERLY LINE TO A DEAD LINE AND MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HENRY PAUL NOLEN AND WIFE, LILY MAY NOLEN BY DEED FROM L. C. ANDERSON, AND WIFE, OF RECORD IN BOOK 1199, PAGE 161, SAID REGISTER'S OFFICE. THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 874, PAGE 456, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT FOR THE PAYMENT OF TAXES AND INSURANCE IN CONNECTION WITH THE ABOVE MENTIONED DEED OF TRUST IS HEREBY TRANSFERRED TO THE GRANTEES BY THE GRANTORS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GARNETT MORGAN COOK AND WIFE, NILMAH JANE COOK, THEIR heirs and assigns, forever, and WE do covenant with the said GARNETT MORGAN COOK AND WIFE, NILMAH JANE COOK 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 HEREINBEFORE STATED AND TAXES FOR 1942 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEES.

And WE, HENRY PAUL NOLEN AND WIFE, LILY MAY NOLEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GARNETT MORGAN COOK AND WIFE, NILMAH JANE COOK, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 24TH day of FEBRUARY 1942

Witness:

LILY MAY NOLEN
HENRY PAUL NOLEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named HENRY PAUL NOLEN AND WIFE, LILY MAY NOLEN the bargainors, 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 25 day of FEBRUARY, 1942

Commission Expires 6TH day of JULY, 1943 (Seal.) JOE W. RIVES
Notary Public.

U.S.R.S. 55¢
REC'D FEB 26, 1942 AT 9:21 A.M.

J.A.E.

Book No. 1199

T. P.

For and in consideration of the sum of ONE AND NO.100 DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE A. MARVIN FOX AND WIFE, JULIA M. FOX HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FLOYD ADKISSON, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITH FULL POWER TO MORTGAGE, SELL OR CONVEY WITHOUT THE JOINDER OR DISCLOSURE OF ANY BENEFICIARY, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY 120 FEET OF LOT NO. 27 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS, CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGES 94 AND 95 OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 27 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GROVE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 50 FEET WEST OF THE WESTERLY MARGIN OF HILLSIDE AVENUE, 120 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO A. MARTIN FOX AND WIFE, JULIA M. FOX BY DEED FROM MRS. (J. L.) EMMA K. GARRETT OF RECORD IN BOOK 1169, PAGE 36, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A VENDOR'S LIEN RETAINED IN DEED FROM MRS. (J.L.) EMMA K. GARRETT TO A. MARVIN FOX AND WIFE, OF RECORD IN BOOK 1169, PAGE 36 R.O.D.C. TENNESSEE.

FLOYD ADKISSON, TRUSTEE, IS ACTING FOR LILLARD-ADKISSON COMPANY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FLOYD ADKISSON, TRUSTEE HIS SUCCESSORS ~~heirs~~ and assigns, forever, and WE do covenant with the said FLOYD ADKISSON, TRUSTEE 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 ABOVE SET OUT AND TAXES FOR 1942.

And WE, A. MARVIN FOX AND WIFE, JULIA M. FOX do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said FLOYD ADKISSON, TRUSTEE, HIS SUCCESSORS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 18 day of FEBRUARY 1942

Witness:

JULIA M. FOX
A. MARVIN FOX

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DOROTHY A. MULLEN a Notary Public in and for said County and State, the within-named A. MARVIN FOX AND WIFE, JULIA M. FOX the bargainors, 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 18TH day of FEBRUARY, 1942

Commission Expires 7 day of JAN, 1943 (Seal.) DOROTHY A. MULLEN
Notary Public.

U.S.R.S. $1.65
REC'D FEB 26, 1942 AT 2;50 P.M.