NUMBER 79052 RECORDED APRIL 14,1942 JAMES R. CARUTHERS TO KELLY CRABTREE ET UX

ERNST MARSHALL & BRUCE CO. NASHVILLE

Book No. 1225

For and in consideration of the sum of ONE HUNDRED & NO/100 ---------- DOLLARS CASH IN HAND PAID BY KELLY CRABTREE AND WIFE EVA J. CRABTREE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND IN FURTHER CONSIDERATION OF THE SAID KELLY CRABTREE AND WIFE EVA J.CRABTREE, HEREBY ASSUMING AND AGREEING TO PAY AND UNPAID BALANCE OF FOUR HUNDRED, THIRTY SEVEN & 50/100 DOLLARS ($437.50)ON A PRINCIPAL NOTE FOR THE SUM OF SEVEN HUNDRED,FIFTY & NO/100 DOLLARS ($750.00) DATED FEB.12TH,1940 PAYABLE TO J.FRED HATHCOCK OR ORDER AND PAYABLE IN EQUAL MONTHLY INSTALLMENTS OF TWELVE & 50/100 DOLLARS EACH, AS DESCRIBED IN DEED OF TRUST OF FEB.12TH,1940, FROM JAMES R. CARUTHERS TO J.TYREE RAIN, TRUSTEE AS OF RECORD IN BOOK NO.1138, PAGE 330, IN THE REGISTER'S OFFICE FOR DAVIDSON CO.,TENNESSEE,

I, JAMES R. CARUTHERS, AN UNMARRIED MAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID KELLY CRABTREE AND WIFE EVA J. CRABTREE,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.21 ON THE PLAN OF JOHN H.CANADY'S SUBDIVISION OF WEST LAWN, WHICH PLAN IS OF RECORD IN BOOK 332, PAGE 90 OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.21 FRONTS FIFTY (50)FEET ON THE WESTERLY SIDE OF CANADY AVE., AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED AND SIXTY (160)FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO JAMES R. CARUTHERS BY DEED OF LAURA J.COLEMAN AS OF RECORD IN BOOK NO.1097 PAGE 268, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENN.

THE PURCHASER ASSUMES TAXES FOR 1942.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said KELLY CRABTREE AND WIFE EVA J. CRABTREE,THEIR, heirs and assigns, forever, and I do covenant with the said KELLY CRABTREE AND WIFE EVA J.CRABTREE 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 I, JAMES R. CARUTHERS do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the ~~title to~~ said land to the said KELLY CRABTREE AND WIFE EVA J.CRABTREE,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 11TH day of APRIL 1942.

VXXXXXX JAMES R. CARUTHERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E. HARWOOD a Notary Public in and for said County and State, the within-named JAMES R. CARUTHERS, AN UNMARRIED MAN the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 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 11TH day of APRIL, 1942

Commission Expires JULY 6TH, 1943 (Seal.) W.E. HARWOOD

Notary Public.

Received APRIL 15,1942 AT 1115 P.M.

C. M.

NUMBER 79192 RECORDED APRIL 16,1942 JOHN C. NELSON,ET UX TO JOHN N.FOWLER

ERNST MARSHALL & BRUCE CO. NASHVILLE

Book No. 1225

For and in consideration of the sum of TWENTY SIX HUNDRED SIXTY FIVE AND NO/100 ($2665.00) DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN C. NELSON AND WIFE, DELORA NELSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN N.FOWLER AND WIFE PEARL ROGERS FOWLER 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.15 ON THE MAP OF P.S. STUMP'S SUNRISE SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.15 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SUNRISE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. NELSON AND WIFE, DELORA NELSON BY DEED FROM JAMES A. STEVENS AND WIFE, OF RECORD IN BOOK 1126 PAGE 49 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 JOHN N.FOWLER AND WIFE, PEARL ROGERS FOWLER,THEIR, heirs and assigns, forever, and WE do covenant with the said JOHN N.FOWLER AND WIFE, PEARL ROGERS FOWLER 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 TAXES FOR 1942 WHICH HAVE BEEN PRO-RATED AS OF THIS DATE AND ASSUMED BY THE GRANTEES.

And WE, JOHN C. NELSON AND WIFE, DELORA NELSON do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOHN N.FOWLER AND WIFE, PEARL ROGERS FOWLER,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 14TH day of APRIL 1942.

Witness JOHN C. NELSON

MCADOO

DELORA NELSON

DELORA NELSON

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 JOHN C. NELSON AND WIFE, DELORA NELSON 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 15 day of APRIL, 1942

Commission Expires JULY 6TH 1942. -20- (Seal.) JOE W. RIVES

Notary Public.

U.S.R.S. $3.30

Received APRIL 15,1942 AT 2:29 P.M.