TRACT NO.3.THE WESTERLY 35 FEET OF LOT NO.43 IN HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO NASHVILLE, FRONTING 55 FEET ON THE SOUTH SIDE OF HUMPHREYS STREET; AND EXTENDING BACK SOUTHERLY BETWEEN PARALLEL LINES,AND WITH THE EASTERLY LINE OF LOT NO.41, 150 FEET TO AN ALLEY, AS INDICATED ON THE PLAN BELOW.

TO HAVE AND TO HOLD SAID REAL ESTATE,WITH ALL THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING TO THE SAID ALLEN DOBSON, HIS HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF THE SAID JNO.B. COBB,CLERK AS AFORESAID DOTH HEREUNTO SET HIS HAND ON THE DATE FIRST ABOVE WRITTEN.

JNO.B. COBB
COUNTY COURT CLERK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, MARY A. FISHER, A NOTARY PUBLIC IN AND FOR SAID COUNTY,THE WITHIN NAMED JNO.B. COBB, COUNTY COURT CLERK, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL,THIS THE 20TH DAY OF JANUARY,1943.

(SEAL) MARY A. FISHER,
NOTARY PUBLIC

COM.EXPIRES OCT 6,1946

U.S.R.S.$2.20

REC'D JAN 25,1943 AT 2:45 P.M.
CM

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NUMBER 91018 RECORDED JAN 27,1943

PHOENIX MUTUAL LIFE INS CO

TO

E.L.PETREE ET UX

V.
J.A.E.

SPECIAL WARRANTY DEED NO.1949

THIS INDENTURE, MADE THIS 8TH DAY OF JANUARY 1943, BETWEEN PHOENIX MUTUAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION OF HARTFORD, CONNECTICUT, HEREINAFTER CALLED GRANTOR, AND E.L. PETREE AND LILLIAN PETREE, HIS WIFE, OF DAVIDSON COUNTY,TENNESSEE, HEREINAFTER CALLED GRANTEE, WHETHER ONE OR MORE; WITNESSETH:

THE GRANTOR IN CONSIDERATION OF THE SUM OF FIVE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS ($5,650.00), TO IT PAID OR SECURED TO BE PAID BY GRANTEE, DOES HEREBY GRANT, BARGAIN, SELL, CONVEY AND CONFIRM UNTO GRANTEE, AND THE HEIRS AND ASSIGNS OF GRANTEE ALL THE FOLLOWING DESCRIBED PREMISES IN DAVIDSON COUNTY, STATE OF TENNESSEE TO WIT:

A PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE AT 312 FAIRFAX AVENUE IN THE CITY OF NASHVILLE, COUNTY AND STATE AFORESAID, BEING LOT NO.56 ON THE PLAN OF BRANSFORD REALTY COMPANY'S WEST END HEIGHTS SUBDIVISION ,AS OF RECORD IN BOOK 332, PAGES 124 AND 125,REGISTER'S OFFICE FOR SAID COUNTY;SAID LOT NO.56 FRONTING 60 FEET ON THE NORTHERLY SIDE OF FAIRFAX AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 195 FEET TO AN ALLEY;

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED NOVEMBER 11,1932, AND RECORDED IN BOOK 913 PAGE 624, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.



61054 MARSHALL & BRUCE CO. NASHVILLE

TO HAVE AND TO HOLD THE SAME,TOGETHER WITH ALL THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, TO GRANTEE AND THE HEIRS AND ASSIGNS OF GRANTEE FOREVER. GRANTOR COVENANTS THAT IT WILLWARRANT AND DEFEND THE TITLE TO SAID PREMISES UNTO GRANTEE AND THE HEIRS AND ASSIGNS OF GRANTEE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS HOLDING BY, THROUGH OR UNDER GRANTOR, EXCEPT THE FOLLOWING:

1. ALL VISIBLE EASEMENTS.

2. ANY STATE OF FACTS THAT AN ACCURATE SURVEY OF THE PREMISES MIGHT REVEAL.

3. A VENDOR'S LIEN IS EXPRESSLY RETAINED TO SECURE AN INSTALLMENT VENDOR'S LIEN NOTE FOR $5,085.00 MATURING JANUARY 1,1958, SAID NOTE BEING FURTHER SECURED BY A DEED OF TRUST ON LANDS HEREIN CONVEYED.

IN WITNESS WHEREOF, GRANTOR HAS EXECUTED THESE PRESENTS AND AFFIXED ITS CORPORATE SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED AND SEALED IN THE PRESENCE OF:

(SEAL) PHOENIX MUTUAL LIFE INSURANCE COMPANY
BY EDWARD H.LITTLE, VICE PRESIDENT
ATTEST: H.E. JOHNSON , SECRETARY

ACKNOWLEDGMENT

STATE OF CONNECTICUT)
COUNTY OF HARTFORD )

ON THIS 13TH DAY OF JANUARY,1943, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED AND ACTING WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDWARD H.LITTLE AND H.E. JOHNSON TO ME PERSONALLY KNOWN, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF PHOENIC MUTUAL LIFE INSURANCE COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF CONNECTICUT, WHICH IS THE CORPORATION DESCRIBED IN THE FOREGOING DEED;THAT THE SEAL ATTACHED IS THE CORPORATE SEAL OF SAID CORPORATION;AND THAT, BY AUTHORITY OF ITS BOARD OF DIRECTORS, THEY SIGNED, SEALED, EXECUTED, AND DELIVERED THE FOREGOING INSTRUMENT AS SUCH OFFICERS ON BEHALF OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AS ABOVE SPECIFIED AND THAT THEY ARE THE SAME PERSONS WHOSE NAMESARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL) ALICE F. HULSE , NOTARY PUBLIC
COM.EXPIRES FEB 1,1947

U.S.R.S.$6.60
REC'D JAN 27,1943 AT 12:15 P.M.
CM

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NUMBER 91160 RECORDED FEB 2,1943

ANNE M.MILLIKEN , WIDOW

TO

SARAH DEMONTBREUN MILLIKEN

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLARS, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANNE M. MILLIKEN, WIDOW OF G.R. MILLIKEN, WHO DIED DECEASED INTESTATE, HAVE BARGAINED,