NUMBER 93090 RECORDED MCH 16, 1943 E. CARMACK BLACK ET UX TO J.A. GRUBBS ET UX

BROWN MARSHALL & BRIDGE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of (2500.00) TWENTY-FIVE HUNDRED & NO/100THS DOLLARS CASH IN HAND PAID BY J.A. GRUBBS AND WIFE, LORELLE GRUBBS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, E. CARMACK BLACK AND WIFE, LUCILE CROUCH BLACK, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.A. GRUBBS AND WIFE, LORELLE GRUBBS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A LOT OF LAND IN WEST NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF 9TH STREET OR 50TH AVENUE, NORTH, 100 FEET SOUTH OF THE SOUTHERLY MARGIN OF 1ST AVENUE, OR PARK AVENUE; RUNNING THENCE SOUTHWARDLY 50 FEET ALONG THE WESTERLY MARGIN OF SAID 9TH STREET OR 50TH AVENUE, NORTH; THENCE WESTWARDLY AT RIGHT ANGLES 160 FEET TO A DEAD LINE; THENCE NORTHWARDLY AND PARALLEL WITH 9TH STREET OR 50TH AVENUE NORTH, 50 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL WITH 1ST AVENUE, OR PARK AVENUE, 160 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO E. CARMACK BLACK AND WIFE, LUCILE CROUCH BLACK, BY DEED FROM ELI B. GRIFFIN AND WIFE, OF RECORD IN BOOK 1101, PAGE 181 REGISTER'S OFFICE OF 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 J.A. GRUBBS AND WIFE, LORELLE GRUBBS, THEIR, heirs and assigns, forever, and WE do covenant with the said J.A. GRUBBS AND WIFE, LORELLE GRUBBS, 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.

And WE, E. CARMACK BLACK AND WIFE, LUCILE CROUCH BLACK do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.A. GRUBBS AND WIFE, LORELLE GRUBBS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16 day of MARCH 1943.

~~Witness:~~ E. CARMACK BLACK

LUCILE CROUCH BLACK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY C. MAMMARELLI a Notary Public in and for said County and State, the within-named E. CARMACK BLACK AND WIFE, LUCILE CROUCH BLACK, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~XX~~ 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 16 day of MARCH, 1943.

Commission Expires 9 day of JULY, 19 46 (Seal) MARY C. MAMMARELLI Notary Public.

U.S.R.S. $2.75

REC'D MCH 17, 1943 AT 10:25 A.M.

CM

NUMBER 93091 RECORDED MCH 17, 1943 W.M. FORD TO J.W. MILLIKEN ET UX

BROWN MARSHALL & BRIDGE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of FIFTY (50.00) & NO/100 ----- DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, AS HEREINAFTER MENTIONED, I, W.M. FORD, (WIDOWER) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN WILLIAM MILLIKEN AND WIFE, ADDIE L. MILLIKEN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 294 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 294 FRONTS 50 FEET ON THE EASTERLY SIDE OF 16TH AVENUE, NORTH, FORMERLY HENDERSHOTT STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W.M. FORD BY DEED FROM E.J. ADKISSON AND WIFE OF RECORD IN BOOK 655 PAGE 282, SAID REGISTER'S OFFICE.

AS A FURTHER CONSIDERATION FOR THIS CONVEYANCE OF TITLE, WE - HEREBY ASSUME AND AGREE TO PAY THE BALANCE OF $1630.85 DUE THE HOMEOWNERS' LOAN CORPORATION IN ACCORDANCE WITH THE TERMS OF ITS NOTE AND TRUST DEED, DATED FEBRUARY 10, 1934, SAID TRUST DEED BEING OF RECORD IN BOOK 942 PAGE 105, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ALSO EXTENSION AGREEMENT DATED MAY 15, 1940, RECORDED IN BOOK 1240, PAGE 500 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
$99.82 OF THE ABOVE AMOUNT DUE HOME OWNERS' LOAN CORPORATION IS NOW DUE AND PAYABLE, AND THE BALANCE OF SAID AMOUNT, WITH INTEREST, IS PAYABLE AT THE RATE OF $16.04 PER MONTH, ACCORDING TO THE TERMS OF THE NOTE, TRUST DEED AND EXTENSION AGREEMENT, AFORESAID.
PURCHASERS ASSUME AND AGREE TO PAY THE OUTSTANDING TAXES AGAINST SAID PROPERTY.

I, W.M. FORD, CERTIFY THAT MY WIFE, MAMIE FORD, DIED JANUARY 28, 1941.

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 WILLIAM MILLIKEN AND WIFE, ADDIE L. MILLIKEN, THEIR, heirs and assigns, forever, and I do covenant with the said JOHN WILLIAM MILLIKEN AND WIFE, ADDIE L. MILLIKEN 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.
EXCEPT AS AFORESAID.

And I, W.M. FORD do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHN WILLIAM MILLIKEN AND WIFE, ADDIE L. MILLIKEN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16TH day of MARCH 1943.

~~Witness:~~ W.M. FORD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.F. BARTON a Notary Public in and for said County and State, the within-named W.M. FORD, (WIDOWER) the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And XX wife of the said XX, having appeared before me privately and apart from XX 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 16TH day of MARCH, 1943

Commission Expires ~~--~~ day of 7-24-45, ~~19--~~ (Seal) J.F. BARTON Notary Public.

U.S.R.S. NONE

REC'D MCH 16 1943 AT 3:22 P.M.
CM